

East County Area Plan

A Portion of the Alameda County General Plan

Volume 1 Goals, Policies and Programs

Adopted by the
Alameda County Board of Supervisors
May 5, 1994

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*Vol. 2 unchanged from
1993 draft plan. See
94 00211, v. 2.*

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March 25, 1996

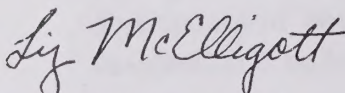
Dear Interested Parties:

Our records indicate that you received a copy of Alameda County's East County Area Plan (ECAP), Volume 1, adopted May 5, 1994. Enclosed is a **final corrected** East County Area Plan Land Use Diagram to replace the "East County Area Plan (Draft) Land Use Diagram" that accompanied the copy of ECAP, Volume 1 you received. Please discard the "East County Area Plan (Draft) Land Use Diagram." We have also enclosed corrected descriptions of the land use designations to replace pages 45-48 in your ECAP Volume 1 and corrected Tables 10 and 11 to replace pages T-16 - T-18 in your ECAP volume 1. Please insert these pages into the text of your plan. The remainder of ECAP volume 1, adopted May 5, 1994 is still valid and should be retained.

The final Land Use Diagram and corrected plan text reflect revisions made to the draft Land Use Diagram by the Board of Supervisors at the time of adoption of ECAP; in addition, errors on the Draft Land Use Diagram and in the text that were found during the plan review process (e.g., through comments submitted during the DEIR review period) have been corrected. Board of Supervisors Resolution R-94-273 directs staff to take any actions as may be necessary or appropriate to incorporate the ECAP physically into the County of Alameda General Plan, and to make any minor editorial changes to the ECAP necessary for general plan consistency and readability. **The corrections made on the Land Use Diagram and in the plan text constitute such changes and are not amendments to the general plan.**

Please refer to the attached summary of map and text corrections for an explanation of the changes. If you have any questions, please call me at (510) 670-6510.

Sincerely,



Liz McElligott, AICP
Planner III

THE RESULTS OF THE ANALYSIS ARE GIVEN IN THE FOLLOWING TABLES

THE FIRST TABLE GIVES THE MEAN VALUES OF THE DATA

THE SECOND TABLE GIVES THE STANDARD DEVIATIONS OF THE DATA

THE THIRD TABLE GIVES THE CORRELATION COEFFICIENTS OF THE DATA

THE FOURTH TABLE GIVES THE REGRESSION COEFFICIENTS OF THE DATA

THE FIFTH TABLE GIVES THE P-VALUES OF THE DATA

THE SIXTH TABLE GIVES THE T-VALUES OF THE DATA

THE SEVENTH TABLE GIVES THE F-VALUES OF THE DATA

THE EIGHTH TABLE GIVES THE CHI-SQUARE VALUES OF THE DATA

THE NINTH TABLE GIVES THE LOG-LIKELIHOOD VALUES OF THE DATA

THE TENTH TABLE GIVES THE BAYESIAN PROBABILITIES OF THE DATA

THE ELEVENTH TABLE GIVES THE POSTERIOR PROBABILITIES OF THE DATA

THE TWELFTH TABLE GIVES THE PRIOR PROBABILITIES OF THE DATA

THE THIRTEENTH TABLE GIVES THE LIKELIHOOD VALUES OF THE DATA

THE FOURTEENTH TABLE GIVES THE EVIDENCE VALUES OF THE DATA

THE FIFTEENTH TABLE GIVES THE BAYESIAN EVIDENCE VALUES OF THE DATA

THE SIXTEENTH TABLE GIVES THE POSTERIOR EVIDENCE VALUES OF THE DATA

THE SEVENTEENTH TABLE GIVES THE PRIOR EVIDENCE VALUES OF THE DATA

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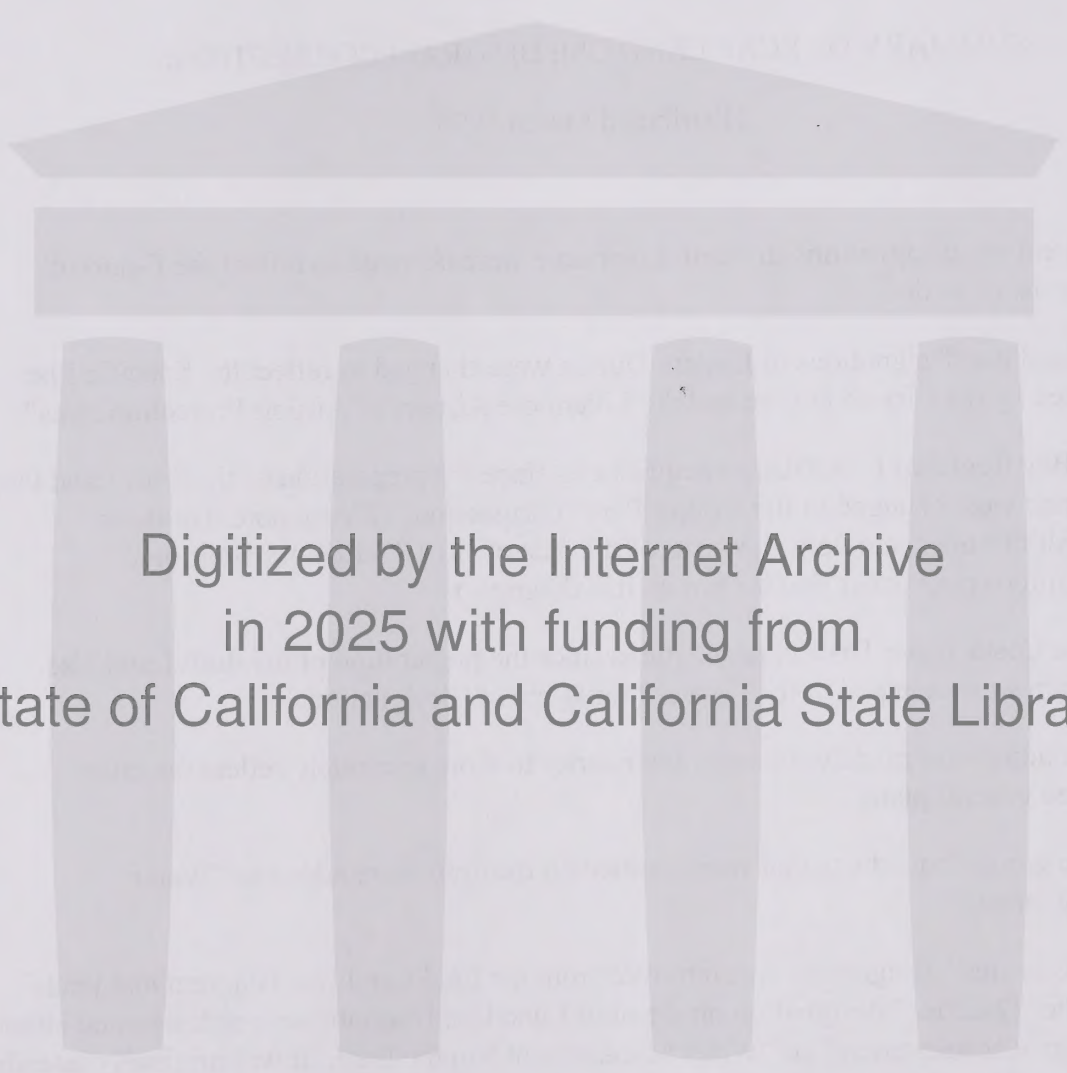
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SUMMARY OF ECAP LAND USE DIAGRAM CORRECTIONS

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- The land use designations in North Livermore were changed to reflect the Board of Supervisors' action.
- The land use designations in Eastern Dublin were changed to reflect the Specific Plan adopted by the City of Dublin and the Livermore Airport's "Airport Protection Area".
- East Bay Regional Park District acquisitions since the preparation of the draft Land Use Diagram were changed to the "Major Park" designation. (Please note that these acquisitions are accurately shown as of the date of ECAP adoption; additional acquisitions may occur that are not on this diagram.)
- Contra Costa Water District acquisitions since the preparation of the draft Land Use Diagram were changed to the "Water Management" designation.
- Corrections were made within city boundaries to more accurately reflect the cities' adopted general plans.
- Above ground aqueducts that were omitted on the draft were added as "Water Management."
- The "Quarries" designation was removed from the final Land Use Diagram and lands with the "Quarries" designation on the draft Land Use Diagram were redesignated either "Resource Management" or "Water Management" on the final. It was originally intended that the "Resource Management" and "Water Management" designations provide for quarries, but this use was inadvertently omitted from the description of the "Resource Management" designation in the plan text. With quarries listed in the land use descriptions of both "Resource Management" and "Water Management," the "Quarries" designation is no longer necessary.
- The "Rural Density Residential" area in Little Valley south of Pleasanton was expanded to reflect the boundaries of the original subdivision in that area.
- Density ranges and floor area ratios (FAR) were added to the legend to improve ease of use.



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SUMMARY OF ECAP VOLUME 1 TEXT CORRECTIONS

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- Page 45 - The description of the "Rural Density Residential" designation was expanded for clarification.
- Page 47 - The name of the designation "Business Park/Mixed Use" was changed to "Mixed Use" to more accurately reflect the type of uses allowed under this designation. (Only the name has changed; the description remains the same.)
- Page 47 - In the description of "Large Parcel Agriculture," the FAR was changed from .02 to .01 to correct an error made in the draft ECAP.
- Page 47 - The description of uses previously provided for under the "Quarries" designation was incorporated into the description of the "Resource Management" designation.
- Page 48 - Language from the description of the "Quarries" designation was added to the description of the "Urban Reserve" designation to clarify uses associated with quarries that are provided for within this designation. Quarries were already listed under the "Urban Reserve" designation.
- Page 48 - The "Quarries" designation was deleted.
- Page T-16 - In Table 10, "Typical Uses" for the "Rural Density" Residential land use category was revised for clarification.
- Page T-16 - In Table 10, the "Mixed Use/Business Park" land use category was changed to "Mixed Use."
- Page T-17 - In Table 10, the "Quarries" land use category was deleted.
- Page T-18 - In Table 11, the "Business Park/Mixed Use" land use category was changed to "Mixed Use."
- Page T-18 - In the notes following Table 11, the "Quarries" land use category was deleted.
- Appendix: Pages A-6 - A-9 - In Table A-2 and A-3, references to the "Quarries" land use category were deleted and the "Mixed Use/Business Park" category was changed to "Mixed Use."

Page

I. SUMMARY

II. INTRODUCTION

Location and Access

Project Description

Environmental Impact Study

Conceptual Site Plan

Summary of the Planning Process

Structure of the Document

Relationship to Other Documents of the Project Team

III. GOALS, PURPOSES, AND OBJECTIVES

A. PURPOSE

Background Planning

Urban Form and Structure

Environmental Context

Urban and Rural Development

Location, Access, and Transportation

Land Use

Environmental Impact Study

Site Planning Process

Summary of Findings

Appendix A: Urban and Regional Context Study

Appendix B: Urban Form and Structure

Appendix C: Environmental Context

Appendix D: Urban and Rural Development

Appendix E: Location, Access, and Transportation

Appendix F: Land Use

Appendix G: Environmental Impact Study

Appendix H: Site Planning Process

Appendix I: Summary of Findings

Appendix J: Urban Form and Structure

Appendix K: Environmental Context

Appendix L: Urban and Rural Development

EAST COUNTY AREA PLAN

TABLE OF CONTENTS

<i>Section</i>	<i>Page</i>
I. SUMMARY	i
II. INTRODUCTION	v
Legislative Authority	
Purpose and Scope	
Jurisdictional Responsibilities	
Description of the Planning Area	
History of the Planning Process	
Structure of this Document	
Relationship to Other Elements of the General Plan	
III. GOALS, POLICIES AND PROGRAMS	
■ LAND USE	1
Subregional Planning	1
Urban/Open Space Delineation	1
Interjurisdictional Cooperation	2
Urban and Rural Development	4
Location: Incorporated/Unincorporated	4
Residential Uses	10
Industrial/Commercial/Office Uses	
and Economic Development	13
Community Facilities	14
Sensitive Lands and Regionally Significant Open Space	15
General Open Space	15
Agriculture	20
Watershed	29
Sensitive Viewsheds	29
Biological Resources	32
Hazard Zones	35
Cultural Resources	35
Major Public Facilities	36
General Public Facilities	36
Airports	37
Solid Waste and Hazardous Waste Facilities	38

Special Land Uses	40
Quarries/Regionally Significant Aggregate Resource Areas	40
Windfarms	43
Description of Land Use Designations	45
Description of Land Use Diagram	49
■ TRANSPORTATION	51
Transportation Systems	51
General Transportation	51
Transportation Demand Management	52
Streets and Highways	53
Public Transit	54
Bikeways and Pedestrian Paths	56
Scenic Highways	57
Aviation	57
Transportation Standards	58
Description of Transportation Plan Diagram	58
■ PUBLIC SERVICES AND FACILITIES	59
General Services and Facilities	59
Specific Services and Facilities	59
Park and Recreation Facilities	59
Schools	60
Child Care	61
Police, Fire, and Emergency Medical Services	62
Solid Waste Facilities	63
Water	63
Sewer	65
Storm Drainage and Flood Control	67
Subregional Public Facilities	68
Utilities	69

■ ENVIRONMENTAL HEALTH AND SAFETY	71
Environmental Health	71
Noise	71
Air Quality	71
Water Quality	74
Environmental Hazards	75
Soil and Slope Stability	75
Seismic and Geologic Hazards	76
Flood Hazards	77
Fire Hazards	78
Electromagnetic Fields	79
■ POLICIES PERTAINING TO NORTH LIVERMORE	81
■ POLICIES PERTAINING TO SOUTH LIVERMORE	85
■ POLICIES PERTAINING TO PLEASANTON RIDGELANDS	97

IV. TABLES

Table 1.	Definitions	T-1
Table 2.	General Criteria for Locating the Urban Growth Boundary	T-5
Table 3.	Households, Population, and Jobs Projections 1990 and 2010 For Bay Area, Alameda County, Tri-Valley, East County, and San Joaquin County	T-7
Table 4.	[Table 4 deleted]	
Table 5.	Existing Housing Units and Jobs in 1990 and East County Area Plan at Buildout	T-8
Table 6.	Performance Guidelines for Major New Urban Developments	T-9
Table 7.	Level of Service Guidelines for Major New Urban Developments	T-10
Table 8.	Design Guidelines for Major New Urban Developments	T-12
Table 9.	Standards for Subdivision and Site Development Review for Agricultural Parcels	T-13
Table 10.	East County Land Use Designations, Densities, and Uses	T-16
Table 11.	Land Use, Population, and Employment Densities	T-18

Table 12.	Description of Transportation Diagram	T-19
Table 13.	Typical Roadway Lane and Right-of-Way Requirements for Unincorporated East County Arterials	T-20
Table 14.	Summary of Land Use and Transportation Policies Facilitating Attainment of Air Quality Goals	T-21
Table 15.	Noise Contour Distances (2010)	T-23

V. APPENDIX

1.	Explanation of Demographic Data Sources	A-1
2.	Formulation of the <i>East County Area Plan</i> Holding Capacity	A-1
3.	Comparison of <i>East County Area Plan</i> Land Use Categories with Eastern Dublin General Plan Amendment, North Livermore General Plan Amendment, and South Livermore Valley Area Plan	A-5
4.	Comparison of <i>East County Area Plan</i> Land Use Categories with City General Plans	A-8

VI. GRAPHICS

East County Area Plan Land Use Diagram (inserted separately)

Figure 1: City Limits and Spheres of Influence

Figure 2: Regional Setting

Figure 3: Urban Growth Boundary

Figure 4: Open Space Diagram

Figure 5: School and Park Sites

Figure 6: Transportation Diagram

Figure 7: Noise Contours (2010): Interstates

Figure 8: Major Park Facilities and Regional Trails

Figure 9: North Livermore, South Livermore, and Pleasanton Ridgeland

Figure 10: Demographic and Traffic Data Zones

Inside Back Cover: Contributors to this Plan

SUMMARY

The Livermore-Amador Valley of today bears little resemblance to the Livermore-Amador Valley of 1977. When the County adopted the 1977 *Livermore-Amador Valley Planning Unit General Plan*, the Valley was comprised of a set of bedroom communities from which most residents commuted to work elsewhere in the Bay Area. At this time, the East County possessed a "small town atmosphere" common to most areas surrounded by agricultural land and geographically removed from urban-scale employment centers. Today, the East County planning area is home to a number of burgeoning "edge" cities that provide employment to 76,000 workers (up from 34,000 in 1980). The East County will continue to see rapid expansion of urban development across the floor of the Livermore-Amador Valley as communities expand in response to growth and economic pressures.

Growth in the area is not limited to the East County's Livermore-Amador Valley but extends throughout the Tri-Valley subregion. In addition to Livermore-Amador Valley, the Tri-Valley includes Contra Costa County's San Ramon Valley, and the Dougherty and Tassajara Valleys for which major developments are currently proposed. To the east, the Central Valley is emerging as a major metropolitan area in its own right, although it remains socio-economically interconnected with the Bay Area.

The economic prosperity of the decade-and-a-half has been accompanied by environmental and social changes which affect quality-of-life. These include increased traffic congestion, pressure on open space and agriculture, limitations on water supply and wastewater export capacity, lack of affordable housing, and changes in lifestyle associated with the conversion of small towns into urban centers. With the current planning area population of approximately 133,000 projected to exceed 250,000 by the year 2010 (an increase of nearly 90 percent), growth and its effect on quality-of-life has become, and will continue to be, the central issue in the East County.

A realistic and effective plan for the transition between the 20th and 21st centuries should guide growth and preservation with equal emphasis. Stopping or even limiting growth (while developable land remains) does not permanently preserve open space or stimulate agriculture. Nor does it improve air quality or reduce traffic congestion if growth then leapfrogs to neighboring areas under other jurisdictions. Only when preservation and growth -- *compact, managed, and balanced growth* -- are planned in tandem can strategic and workable mechanisms be put in place to permanently protect and maintain open space, promote agricultural investment and productivity, enhance local economic strength, provide cultural amenities, and create housing which is affordable and accessible to all members of the community.

The challenge, then, is to develop a cohesive plan that accommodates projected growth in such a way that pays for the acquisition and management of valuable resource areas, protects limited resources, provides economic incentives to place or retain agricultural lands in production, achieves a match between local jobs and the local workforce, provides fiscal benefits to the cities and the County, and preserves a high quality of life for existing and future East County residents. These principles form the backbone of the *East County Area Plan*.



The process of formulating the *East County Area Plan* involved two major undertakings. The first was the preparation of a "master environmental assessment" (MEA). The MEA consists of a comprehensive inventory of existing conditions (physical and regulatory) in the East County, followed by the identification of historical and emerging trends and an analysis of planning issues. (The MEA has been published as the *Background Reports - Setting, Trends and Issues*, Volume II of this Plan. The Background Reports also serve as the basis for setting descriptions for the *East County Area Plan* EIR.) The second effort undertaken as part of this plan formulation process was to analyze the larger subregional picture, or context to which the *East County Area Plan* must respond. This entailed examining the major plans on the drawing boards of each city within the East County and the Tri-Valley subregion. By stepping back from jurisdictional boundaries and looking at this composite picture of prospective general plans, it became clear that there was little coordination or coherence among the plans. Preparation of the MEA and analysis of the composite picture revealed issues of a local and subregional scope which the *East County Area Plan* seeks to address.

In summary, the major features of the *East County Area Plan* are as follows:

- The *East County Area Plan* draws a permanent **boundary** to differentiate between lands in the East County suitable for urban development (based on physical characteristics such as terrain and soils, proximity to transportation corridors, and ability to provide urban-level services) and lands suitable for agriculture, biological habitat, open space and recreation, production of windpower or mining, and open space buffers to separate communities. This boundary encloses sufficient lands to accommodate projected growth through 2010 and to achieve state-mandated housing targets. The boundary -- in concert with policies about phasing, design, and density -- will contain growth in the East County, prevent sprawl, and help control speculation in remote areas by eliminating guesswork about future land use decisions. The line is also intended to provide certainty regarding development potential to assist in long-range planning for infrastructure financing, agricultural investment and environmental protection.
- Plan policies direct the County to facilitate **attainment of ABAG regional housing share objectives** for all income categories within the East County, and encourage East County cities to meet their respective city regional housing share objectives as well. The plan maintains a jobs/housing balance, but also recognizes that by itself a numerical balance between planned jobs and housing units does nothing to solve a community's traffic congestion and air quality problems. To be meaningful, a jobs/housing balance must take affordability into account: housing units must be priced to match the incomes of the projected workforce and located within a reasonable commute distance to achieve

measurable improvements to the environment. Such a match is critical in the East County to reverse the trend of commute traffic that is anticipated to paralyze I-580 through the Altamont Pass.

- The plan recognizes that **compact development** results in more efficient use of land and infrastructure, and less conversion of open space, than low-density sprawl. The plan supports major new urban development only if it is designed to be transit- and pedestrian-oriented, will not impose a fiscal burden on either the County or cities, and if it includes a mix of residential and commercial uses, a range of housing prices, protection of open space, and a full range of public facilities and amenities. Level of service and general design guidelines for major new urban development are included in the *East County Area Plan*.
- **Mitigation for cumulative habitat loss** can best be accomplished through comprehensive and permanent open space preservation and maintenance, rather than project-by-project, single species mitigation undertaken on isolated sites. To preserve the biodiversity of the subregion, the plan identifies open space areas outside of the Urban Growth Boundary that include a variety of plant communities and wildlife habitats -- not just "special status" communities -- and that are interconnected with other adjacent open space areas.
- The plan proposes that a countywide **Open Space Land Trust** be established to acquire fee title or easements on strategic parcels which would complete a contiguous public open space system surrounding Eastern Dublin, North Livermore, South Livermore, and the existing cities of Pleasanton, Dublin and Livermore in order to permanently secure the Urban Growth Boundary. The plan also directs the County to work with this land trust to ensure that adequate funds are available to carry out on-going management of open space.
- To maximize long-term productivity of the planning area's agricultural resources, the plan provides incentives to landowners to stimulate agricultural investment. The County will establish a non-profit South Livermore Valley **Agricultural Land Trust** and will encourage cities in East County to adopt policies and programs to provide additional funds for this land trust.
- The plan recognizes the regional value of **special resource areas** in East County: the Altamont Pass Wind Resource Area and the state-designated Regionally Significant Construction Aggregate Resource Sectors. Policies in this plan encourage continued productive use of the resources, and ensure compatibility of quarry and windpower operations with surrounding land uses. Quarrying activity and windpower operations will be governed by policies and programs to ensure protection of biological and other environmental resources. Future uses planned for reclaimed quarry sites

include water storage and management, urban development, and open space with restored biological value.

- The plan proposes a comprehensive and **cooperatively prepared water plan** to assure effective management and long-term allocation of water resources in the Valley, to develop a contingency plan for potential short-term water shortages and consistent water conservation and reclamation programs to maximize the available supply.

The *East County Area Plan* fosters the kind of interjurisdictional cooperation capable of achieving common goals and solving shared problems. Policies in this plan express the County of Alameda's commitment to take action to address the existing and foreseeable subregional issues. Policies in this plan also encourage cities to voluntarily follow the same course of action.

INTRODUCTION

■ LEGISLATIVE AUTHORITY

State planning law requires each city and county to prepare and adopt a comprehensive, long-term general plan for its physical development (*Government Code §65300 et.seq.*) The plan must include a statement of development policies and a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals (*Government Code §65302*). At a minimum, the plan must address seven topical areas: land use, circulation, housing, conservation, open space, noise, and safety (*Government Code §65302*). At local discretion, the plan may also address other issues that relate to the physical development of the jurisdiction (*Government Code §65303*).

State law provides local government broad discretion in how it organizes its plan. The plan can be organized as a single document or as a group of documents organized by subject matter or geographic areas (*Government Code §65301*). Regardless of the scope or structure of the general plan, the plan must be internally consistent (*Government Code §65300.5*). This means that there must be no policy conflicts within any element of the plan, between elements, between area plans and the jurisdiction-wide plan, or between text and diagrams in the plan.

Although the general plan is based on physical, environmental, economic, and political conditions in the jurisdiction at a fixed point in time, the plan is not a static document. As conditions in the planning area change, the general plan should be amended or revised to reflect these changes. With the exception of the housing element, which must be revised every five years, state law does not specify how often the general plan should be reviewed and revised.

According to *Government Code §65358(a)*, the general plan may only be amended "in the public interest." Each general plan amendment must be consistent with the rest of the general plan and appropriate changes must be made to maintain consistency. *Government Code §65358(b)* limits the number of times the mandatory elements of the general plan can be amended to four per year. However, there is no limit on the number of changes to the plan that can be included in each amendment. For each amendment and comprehensive revision, the County must follow the notice and hearing procedures outlined in *Government Code §65350 et. seq.*

The adopted general plan is to serve as a guide to day-to-day decision-making by the adopting jurisdiction. By virtue of state law and case law, all zoning, subdivision, and public works decisions must be consistent with the general plan.

■ PURPOSE AND SCOPE

The purpose of the *East County Area Plan* is to present a clear statement of the County's intent concerning future development and resource conservation within East County to the year 2010. The goals and policies in the *East County Area Plan* are intended to inform decision-makers, the general public, public agencies and those doing business in the County of the County's position on land use-related issues and to provide guidance for day-to-day decision-making. The programs that follow the policies identify a set of specific actions the County will undertake to

achieve the goals and policies of the plan. In addition to issues that directly address physical development, the plan also addresses social, environmental and economic issues related to land use considerations.

The plan identifies the need for public facilities and services, and provides the basis for County zoning and subdivision approvals, as well as other regulatory actions. The plan also serves as an important source of detailed information regarding existing conditions and trends in the East County.

■ JURISDICTIONAL RESPONSIBILITIES

Alameda County has land use jurisdiction over the unincorporated portion of the East County, those areas outside the boundaries of an incorporated city (*see Figure 1*). Each of the four cities within the East County has land use jurisdiction within its own boundaries and has prepared its own general plan. The cities' planning efforts involve three different boundaries:

- 1) The current city limits encompass the incorporated area where land use is controlled by the city.
- 2) The city's sphere of influence includes both incorporated and unincorporated areas and has been determined by the Alameda County Local Agency Formation Commission (LAFCO) to be the city's "probable ultimate physical boundaries and service area".
- 3) The city's planning area boundary encompasses the area covered by the city's general plan. The planning area includes both incorporated and unincorporated areas which, in the city's judgement, "bears relation to its planning" as allowed by *Government Code Section 65301(a)*. The planning area may extend beyond the city's sphere of influence.

Although the unincorporated areas within a city's sphere of influence and planning area may be of special interest to the city, the County retains control of land use in these areas unless or until they are annexed to the city. Figure 1 shows city limits and spheres of influence in the East County planning area.

■ DESCRIPTION OF THE PLANNING AREA

The East County (formerly called the Livermore-Amador Valley Planning Unit) encompasses 418 square miles of eastern Alameda County and includes the cities of Dublin, Livermore, Pleasanton, and a portion of Hayward as well as surrounding unincorporated areas. The planning area extends from the Pleasanton/Dublin ridgeline on the west to the San Joaquin County line on the east and from the Contra Costa County line on the north to the Santa Clara County line on the south. The East County is part of the Tri-Valley subregion which includes incorporated and unincorporated areas of Contra Costa County including Danville, San Ramon, Blackhawk/Alamo and Dougherty and Tassajara Valleys. Figure 2 shows the planning area's boundaries and its location in the region. In a regional context, the East County -- situated between the denser urban areas surrounding the San Francisco Bay and the rapidly urbanizing

Central Valley east of Altamont Pass in San Joaquin County -- is experiencing significant growth pressure. With a population of approximately 133,000 in 1990, projected to exceed 250,000 by the year 2010 (an increase of nearly 90 percent), growth and its effect on quality-of-life have become the central issues in East County.

■ HISTORY OF THE PLANNING PROCESS

The *East County Area Plan* replaces the *Livermore-Amador Valley Planning Unit General Plan*, adopted by the Alameda County Board of Supervisors on November 3, 1977. The *East County Area Plan* incorporates the *South Livermore Valley Area Plan* (adopted by the Alameda County Board of Supervisors on February 3, 1993) in its entirety (see South Livermore Policies at the end of this plan). The preparation of this plan and accompanying environmental documents continue and elaborate upon earlier steps in the County's General Plan on-going review program. On December 12, 1989, the Board of Supervisors adopted revisions to the *Livermore-Amador Valley Planning Unit General Plan* and *Alameda County Open Space Element*. In response to litigation, the Board, on February 6, 1990, referred the matter to the County Planning Commission for further environmental review, reconsideration, and recommendation. On October 30, 1990, the Board of Supervisors vacated its approval of the December 12, 1989, plan and certification of the EIR; the Board took this action in anticipation that the ongoing reconsideration of the plan would result in amendments that would supersede those revisions contained in the December 1989 plan.

Between February 1991 and July 1991, five public hearings were held to stimulate discussion and solicit community input on several broad issues raised in a series of five issue papers prepared by County Planning Department staff. These issue papers identified major trends and pressures in the planning area, examined changing conditions, and summarized policy directions and planning techniques available to address the identified issues. Two work sessions with the Alameda County Planning Commission were held on October 7, 1991, and December 2, 1991, to discuss the proposed General Plan structure, format, and preliminary policy direction formulated after the issue paper hearings. Information generated at these hearings and workshops were used in developing the *East County Area Plan*.

The Draft *East County Area Plan* was published in February 1993, and the Draft Environmental Impact Report (DEIR) was circulated for public review in June 1993. Extensive public testimony on both the draft plan and DEIR was received by the Planning Commission during a series of public hearings held between July 1993 and January 1994. On January 3, 1994, the Planning Commission recommended certification of the EIR and adoption of the *East County Area Plan* and conforming amendments to other elements of the General Plan to maintain consistency. The Board of Supervisors then held a series of public hearings between February and May 1994, and certified the EIR and adopted the plan and conforming amendments on May 5, 1994. (See the Chronology at the end of this chapter for more details about the planning process.)

Draft plan policies evolved through the different stages of environmental analysis and public review, culminating in the plan adopted by the Board of Supervisors on May 5, 1994. The planning process included public comment at each stage of policy development and refinement.

■ STRUCTURE OF THIS DOCUMENT

The *East County Area Plan* consists of two volumes: Volume 1: *Goals, Policies and Programs*, and Volume 2: *Background Reports - Setting, Trends and Issues*. Appendices at the end of the *Background Reports* contain detailed technical data. **Bold typeface** is used in Volume 1 to help the reader locate key words and phrases used in the goals, policies and programs. A list of information sources can be found at the end of each section in the *Background Reports*.

The *Background Reports (Volume 2)* are a compilation of reports that describe existing conditions as of 1992 (unless otherwise specified) and trends based on changes occurring over the past few years and on growth projections. The *Background Reports* then identify planning issues arising from these trends. Data and analysis contained in the *Background Reports* provide supporting documentation for the policies and programs in the plan.

The *Goals, Policies and Programs (Volume 1)* express the County's intent with respect to the policy implications arising from the *Background Reports*. A goal is a general statement of a condition the County wants to achieve. Policies are focused statements of how the County will achieve the stated goals. Policies set standards that guide decision-makers and present a clear commitment to action. Programs are discrete actions intended to implement the policies.

The land use diagram contained within this plan is a graphic expression of the plan's goals and policies. The diagram is not intended to be parcel specific, but illustrates general locations of land use designations. The *State of California General Plan Guidelines* (November 1990) state that the general plan diagram "...should be detailed enough so that the users of the plan...can reach the same general conclusion on the appropriate use of any parcel of land ..." while at the same time allowing "... a degree of flexibility in decision-making as times change."

■ RELATIONSHIP TO OTHER ELEMENTS OF THE GENERAL PLAN

The *East County Area Plan* is the first of three area plans covering the unincorporated county. Subsequent phases in the Alameda County General Plan review and update process will include preparation of two other area plans, the *Castro Valley Area Plan* and the *Eden Area Plan*, as well as five updated and consolidated countywide functional elements: 1) Regional Element; 2) Housing Element; 3) Energy Element; 4) Natural Resources, Recreation and Open Space Element; and 5) Safety and Noise Element. Area plans address area specific issues (i.e., land use, open space, circulation, noise, seismic hazards, public facilities and services) that affect both unincorporated and incorporated areas, but have legal regulatory effect only within currently unincorporated areas. Functional elements address broader issues on a countywide basis and provide a comprehensive and consistent policy framework for the more specific area plans.

East County Area Plan Chronology

Notice of Preparation circulated	March 15, 1990
Scoping Session	March 28, 1990
Planning Commission Public Hearing on General Plan Issue Paper No. 1 - <i>Overview of Livermore/Amador Valley Planning Unit</i>	February 19, 1991
Planning Commission Public Hearing on General Plan Issue Paper No. 2 - <i>Agriculture in Livermore/Amador Valley Planning Unit</i>	March 28, 1991
Planning Commission Public Hearing on General Plan Issue Paper No. 3 - <i>Growth Constraints</i>	April 25, 1991
Planning Commission Public Hearing on General Plan Issue Paper No. 4 - <i>Balanced Communities</i>	May 23, 1991
Planning Commission Public Hearing on General Plan Issue Paper No. 5 - <i>Growth Management Issues in Livermore/Amador Valley Planning Unit</i>	July 24, 1991
Livermore/Amador Valley Planning Unit renamed "East County Planning Area"	October, 1991
Planning Commission Work Session on General Plan Format/Structure	October 7, 1991
Planning Commission Work Session on Policy Options Report	December 2, 1991
Meeting between Planning Directors of Dublin, Livermore, Pleasanton and Alameda County to discuss the Draft <i>East County Area Plan</i> review process and policy direction	February 27, 1992
Follow-up Meeting between Planning Directors of Dublin, Livermore, Pleasanton and Alameda County to discuss strategies for City/County cooperation and review of preliminary Plan goals and policies	April 30, 1992
Revised Notice of Preparation circulated	June 29, 1992
Draft <i>East County Area Plan</i> published	February, 1993
Planning Commission Work Session	March 1, 1993
Draft Environmental Impact Report circulated	June, 1993
Planning Commission Field Trip	July 6, 1993
Planning Commission Public Hearing on the Draft <i>East County Area Plan</i> and DEIR	July 8, 1993
DEIR Public Review Period closed	August 4, 1993
Planning Commission Public Hearing	August 19, 1993
Planning Commission Work Session/Field Trip	September 13, 1993
Planning Commission Public Hearing	October 28, 1993
Planning Commission Work Session	November 15, 1993
Responses to Comments on the DEIR published	November, 1993
Planning Commission Public Hearing	December 6, 1993
Planning Commission Work Session (afternoon) and Public Hearing (evening)	January 3, 1994

Chronology continued on next page...

East County Area Plan Chronology *(continued)*

Planning Commission adoption of Resolution 94-1 recommending certification of the EIR and amendment of the Alameda County General Plan to maintain consistency between the functional elements of the plan and the <i>East County Area Plan</i> , and Resolution 94-1A recommending amendment of the Alameda County General Plan to adopt the <i>East County Area Plan</i>	January 3, 1994
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Board of Supervisors Public Hearing #1	February 3, 1994
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Board of Supervisors Public Hearing #2	March 3, 1994
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Board of Supervisors Public Hearing #3	April 7, 1994
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Board of Supervisors Public Hearing #4; Board of Supervisors' adoption of Resolution R-94-271 certifying the EIR, making CEQA findings, and adopting a mitigation monitoring program; Resolution R-94-272 adopting conforming amendments to the General Plan, and Resolution R-94-273 amending the Alameda County General Plan by adopting the <i>East County Area Plan</i> to replace the 1977 <i>Livermore-Amador Valley Planning Unit General Plan</i>	May 5, 1994
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Subregional Planning

Urban/Open Space Delineation

Goal: To clearly delineate areas suitable for urban development and open space areas for long-term protection of natural resources, agriculture, and public safety.

Policies

Policy 1: The County shall identify and maintain an **Urban Growth Boundary** (see Tables 1 and 2 and Figure 3) that defines areas generally suitable for urban development and areas generally suitable for long-term protection of natural resources, agriculture and other productive resources, recreation, buffers between communities, and public health and safety. The Urban Growth Boundary is intended to be permanent and to define the line beyond which urban development shall not be allowed. The County shall use the Urban Growth Boundary to provide certainty regarding development potential for long-term infrastructure financing, agricultural investment, and environmental protection.

Policy 1A: The County shall identify urban designations on the **Land Use Diagram** (inclusive of incorporated and unincorporated areas of East County) sufficient to accommodate growth projected for the plan period which extends through the year 2010. Urban designations shall be contained within the Urban Growth Boundary and shall not be expanded to accommodate lower than planned densities.

Implementation Programs:

Program 1: The County shall review the **Urban Growth Boundary** and the land use designations within it every five years as part of the periodic general plan review process or in response to applications for general plan amendments. Prior to adjusting the Urban Growth Boundary, through the five year review process or through an amendment to the *East County Area Plan*, the County shall require findings that the adjustment: 1) is otherwise consistent with the goals and policies of the plan, 2) would not promote sprawl or leap-frog development, or induce further adjustment of the boundary, 3) would not unacceptably affect visual and open space resources, and 4) is justifiable based on a balancing of criteria contained in Table 2. In addition, the Urban Growth Boundary will be adjusted to reflect city land use designations, if different from those in the *East County Area Plan*, if land is annexed.

Program 1A: The County shall make every effort, in cooperation with the City of Livermore, to achieve the **permanent protection** of the lands north of May School Road in North Livermore designated as Large Parcel Agriculture through strategic purchases and other land acquisition techniques. A recommendation to the Board of Supervisors regarding the location of the Urban Growth Boundary in this area will follow a two-year planning process during which the County and the City of Livermore and other East County cities will identify and evaluate

strategies for the permanent preservation in agriculture and/or open space of these lands. The recommended location for the Urban Growth Boundary shall be such that the lands north of the Urban Growth Boundary can be preserved through the use of feasible financial mechanisms. The open space program for this area shall be consistent with the open space objectives of policy 55A and shall be coordinated with the planning process for Major New Urban Development in North Livermore (see program 9B). The County shall determine, within two years from adoption of the *East County Area Plan*, the appropriate location of the Urban Growth Boundary in the North Livermore area and shall modify Figure 3 of the plan accordingly.

Interjurisdictional Coordination

Goal: To foster cooperative planning and implementation in East County.

Policies

Coordination

Policy 2: The County shall work with cities and other agencies in planning land use and infrastructure to achieve the goals of the *East County Area Plan* using a **cooperative approach** that recognizes those environmental, social, and economic characteristics of the subregion (*see Figure 2*) that extend beyond jurisdictional boundaries.

Policy 3: The County shall actively consult with East County cities during formulation of County land use plans and projects that have potential **subregional impacts**, and shall encourage cities to reciprocate.

Policy 4: The County shall continue to participate in the **Tri-Valley Council** in an effort to share information and coordinate land use and transportation planning.

Policy 5: The County shall work with cities to present a unified position representing East County interests in whatever form of **regional government** that may be created by the California Legislature.

Fiscal Equity

Policy 6: The County shall work with cities toward reducing the fiscal motives that currently drive land use and planning decisions throughout the subregion. To this end, the County shall work with cities in an effort to equalize the **costs and benefits** of development to encourage a regionally beneficial land use pattern and minimize competition among local jurisdictions.

Policy 7: The County shall work with cities toward the equitable distribution of property tax revenues and development fees based on the cost and location of services provided.

Policy 8: The County shall actively seek new revenue sources to achieve the goals of the *East County Area Plan* but shall not encourage the allocation of a disproportionate share of the County's financial resources to the East County planning area.

Implementation Programs:

Coordination

Program 2: The County shall work with cities and special districts to achieve consistency of local general plans and service plans with the *East County Area Plan*, especially in terms of holding capacity limits, infrastructure requirements, jobs/housing balance, affordable housing targets and open space acquisition programs.

Program 3: The County shall prepare and adopt a countywide **regional element** of the County General Plan to promote consistency among local general plans. The element shall be developed in cooperation with cities and shall include a common land use and environmental database, transportation model, performance standards for new development, and recommendations for a regional infill strategy that includes incentives for redesignating surplus commercial and industrial lands to meet housing needs.

Program 4: The County shall prepare a **monitoring report** every two years that monitors implementation of the *East County Area Plan*. The biennial monitoring report shall include information on holding capacity, jobs/housing balance including affordable housing needs, infrastructure capacity, traffic service levels, and performance standards for new development. Developers shall have the primary responsibility for submitting data. The County shall encourage the cities to help prepare and fund this subregional database.

Program 5: The County shall work with cities to jointly fund a **regional planner** to assist County and city staffs in reviewing and coordinating subregional plans and projects. The regional planner should be responsible for coordinating affected city and County input into the formulation of subregional projects prior to issuance of draft plans and Environmental Impact Reports (EIRs) as well as during the formal public review process.

Fiscal Equity

Program 6: The County shall review and revise its **tax sharing policies** in order to encourage cooperative planning which achieves the goals of the *East County Area Plan*. When a city applies to the Alameda County Local Agency Formation Commission (LAFCO) to annex unincorporated land, the County will evaluate the conformance of the city-proposed land uses and infrastructure plans with the *East County Area Plan* and may adjust the city/county tax share accordingly.

Program 7: The County shall work with cities to develop fee programs to fund **subregional facilities** (such as public hospitals, jails, and government offices), affordable housing (for low- and very low-income households), and open space to serve East County residents.

Urban and Rural Development

Location: Incorporated and Unincorporated

Goal: To achieve a balanced subregion featuring compact communities, a diverse economic base, affordable housing, and a full complement of public facilities and amenities.

Policies

Holding Capacity and Phasing

Policy 9: [This Policy has been deleted.]

Policy 10: The County intends that the ECAP shall be a long-term subregional plan for the accommodation of projected growth through the year 2010 if such growth occurs and if plan policies relating to level of service and other development standards can be met. The **2010 holding capacity** of approximately 94,700 housing units (252,000 population) and approximately 151,900 jobs within the East County planning area, inclusive of incorporated and unincorporated areas, is generally consistent with the Association of Bay Area Governments' (ABAG) Projections 92 (see Tables 3 and 4).

Policy 11: The County shall ensure that adequate land remains within the **Urban Growth Boundary** to accommodate projected growth through 2010 and to achieve state mandated housing targets consistent with program 1A, policy 11B, and other plan policies and programs. To accomplish this, the County 1) shall seek to achieve the development densities provided for in the plan, and 2) shall work with cities to consider the potential for additional development in the areas identified as Urban Reserve.

Policy 11A: The County shall designate potentially developable land beyond what is needed to accommodate projected growth through the year 2010 as **Urban Reserve** in order to create flexibility in the siting of urban development and to increase housing affordability by stabilizing land costs. Conversion of Urban Reserve to urban uses could be considered at any time through a general plan amendment, specific plan, and environmental review.

Policy 11B: The County shall designate the area north of May School Road in North Livermore as **Large Parcel Agriculture** (see Land Use Diagram).

Accommodation of **future growth** past 2010 in this area shall be considered only for that portion of the area that has been located within the Urban Growth Boundary as drawn pursuant to program 1A and only if the following conditions can be met: 1) infrastructure and service standards as defined by ECAP can be achieved; 2) federal air quality standards can be met; and, 3) the need for additional development can be established through the following criteria: (a) at least 80 percent of the land designated for the proposed use within the Urban Growth Boundary has been committed to that use, (b) density and infill goals of the plan have been or are being implemented in a satisfactory manner. Conversion to urban uses for lands that meet the above conditions could occur only after 2010 and would require a general plan amendment.

Policy 12: The County shall monitor the densities and intensities of development approved by the County and cities. If **average densities** of approved new development do not meet or exceed the mid-point of the density range within a land use category (except Very High Density Residential), the County should approve higher than midpoint densities for subsequent development approvals for parcels in unincorporated areas within the Urban Growth Boundary to compensate for reductions in holding capacity, and shall work with cities to do the same within incorporated areas.

Policy 13: The County shall require that development be **phased** according to the availability of infrastructure and public services in conformance with policies of the *East County Area Plan* which encourage compact development. The County shall not adopt an annual growth management limit for development within unincorporated areas.

Policy 13A: The County shall support **phased development** in East Dublin to provide for the efficient planning of infrastructure and prevent urban sprawl in the Dublin Hills. The County shall encourage the City of Dublin to include the 600 acre Santa Rita property in the first phase of development.

Policy 14: The County shall work with cities and service districts to plan adequate **infrastructure capacity** to accommodate development consistent with the *East County Area Plan*. The level of development in the *East County Area Plan* shall depend on the adequacy of transportation and infrastructure improvements and the extent to which these improvements can be funded.

Policy 15: The County shall phase development to minimize premature loss of **agricultural land**. Agricultural land may be urbanized where conversion is a part of phased growth planned to avoid discontinuous (leap-frog) development.

Jobs/Housing

Policy 16: The County shall promote an approximate balance between **jobs and housing** within East County and shall further promote a range of housing types reflecting the income distribution of the local employment base.

Policy 16A: The County shall evaluate all proposed major projects for their effect on the East County jobs/housing ratio and the provision of housing affordable to East County workers as well as the potential impacts on adjacent counties, especially in terms of in-commuting. To the extent feasible, the County shall impose measures on projects in the unincorporated County to reduce potential impacts arising from inadequate provision of housing, and shall encourage the cities to do the same.

Urban Growth Boundary

Policy 17: The County shall approve **urban development** (*see definition in Table I*) only if it is located within the Urban Growth Boundary.

Policy 18: The County shall support the eventual city **annexation** or incorporation of all existing and proposed urban development within the Urban Growth Boundary consistent with the *East County Area Plan*.

Infill Development

Policy 19: The County shall encourage East County cities to promote **infill development** including the conversion of excess industrial and commercial land to residential uses. Infill on redesignated incorporated land shall be included in the County's biennial assessment of East County's jobs/housing balance.

Policy 19A: The County shall encourage cities in **west Alameda County** to promote infill development (both residential and employment-generating) and the conversion of excess industrial and commercial land to residential uses.

Policy 19B: The County shall encourage infill in unincorporated urban areas in **Castro Valley and the Eden area** in west Alameda County.

Rural Residential Development

Policy 20: The County shall recognize **existing rural residential development** outside the Urban Growth Boundary including Sunol, Tesla Road, South Livermore, Midway, Mines Road, Little Valley Road, Welch Creek Road, and other existing rural residential areas.

Policy 21: The County shall not approve **new areas** of rural residential development outside the Urban Growth Boundary, except where clustering of homesites will not disrupt existing agricultural productivity on large land holdings, or in infill locations within the existing pattern of parcelization.

Major New Urban Developments

Policy 23: The County shall allow the development of **Major New Urban Developments** (*see definition in Table 1*) of at least 3,000 acres in areas that can provide transit- and pedestrian-oriented development features, a mix of residential and commercial uses, a range of housing prices, dedicated open space, and a full range of public facilities and amenities. The County shall consider proposals for Major New Urban Development only in the areas of North Livermore and Eastern Dublin.

Policy 23A: The County shall require a detailed Development Phasing and Community Facilities plan for Major New Urban Developments prior to approval of the specific development plan for the first phase of development. The plan shall include comprehensive community design standards, a comprehensive circulation and infrastructure plan, the identification of utility systems, and improvement standards and cost estimates for all infrastructure, public services, and facilities, and shall also include a financing plan. The financing plan shall ensure that development will pay the full cost of all capital improvements and shall ensure that revenue generated by the project is sufficient to pay for general services and other operating costs.

Policy 23B: The County shall require that all development proposals within a Major New Urban Development area be consistent with the Development Phasing and Community Facilities plan and the specific development plans for each major development phase required for Major New Urban Developments.

Policy 24: The County shall support a Major New Urban Development in **North Livermore** with a holding capacity of approximately 12,500 housing units with the precise number of units to be determined when detailed development and open space plans are formulated (*see program 9B*). The Major New Urban Development in North Livermore shall be designed to be a self-sufficient, transit- and pedestrian-oriented, compact community that includes major open space and other public amenities and that will not impose a fiscal burden on the County or cities. The County shall work with the City to consider the annexation of the North Livermore Major New Urban Development to the City of Livermore subject to the City's commitment to the timely and efficient development of this area, including any necessary actions to provide long-term commitments in light of the City's housing implementation program and other land use policies.

Policy 25: The County shall support a Major New Urban Development in **Eastern Dublin** with a holding capacity of approximately 14,000 housing units consistent with the Eastern Dublin Specific Plan and General Plan Amendment as adopted May 10, 1993. The County shall support phased annexation of the Eastern Dublin Specific Plan area to the City of Dublin.

Policy 25A: The County shall support job creation in Major New Urban Developments that reflects realistic absorption projections based on incommute constraints and that achieves a subregional housing balance (see Table 5).

Policy 26: The County shall work with the City of Dublin to exclude development from steep hillsides (shown as Rural Residential in the Eastern Dublin Specific Plan) and from Doolan Canyon and establish programs to acquire these areas as part of a contiguous **open space** system.

Policy 27: The County shall require detailed development plans (e.g., **specific plans**) for each major development phase of Major New Urban Developments. Within each major development phase, the County shall support development at densities that, on average, meet or exceed the mid-point of the density range for each residential land use category, except Very High Density Residential. The County shall provide incentives to build to the high end of the density range of each residential land use category in areas adjacent to community centers and transit facilities to promote transit use and compact development (*see definition in Table 1*).

Policy 28: The County shall require that developers of Major New Urban Developments (MNUD) contribute toward the goal of fulfilling the ABAG **regional housing goals**. For the East County planning area, these goals are 21% moderate income housing, 15% low income housing, and 21% very low income housing. All MNUD market rate units will be subject to an affordable housing fee. The fees the County collects will be used outside the MNUD towards meeting any portion of the ABAG regional goal not met within the MNUD. Developers shall build 21% of the units within each MNUD as moderate income units, including owner and rental units. Developers shall also work with the County to provide 15% of the units within each MNUD as a mix of low and very low income units. The County shall work actively with developers to find funding to ensure that these low and very low income units can be built within the MNUD. Developers may coordinate with other for-profit or non-profit developers in the development of these units. Developers may be allowed by the County to dedicate sites within the boundary of the MNUD for low or very low income projects in lieu of paying the affordable housing fee. Specific details in the implementation of these requirements for each MNUD shall be developed as part of its Community Facilities and Development Phasing plan and relevant specific plans.

Policy 29: The County shall approve Major New Urban Developments only if they are consistent with the **performance guidelines** contained in Table 6, the **level of service guidelines** contained in Table 7, and the **urban design guidelines** contained in Table 8, and only if they will not impose a fiscal burden on the County or cities.

Policy 30: The County shall seek to ensure the compatibility of Major New Urban Development with **adjacent land uses**.

Development Fees

Policy 31: The County shall recognize that compact development results in more efficient use of land and infrastructure, less conversion of open space and more affordable housing, than low-density sprawl. To encourage compact development, the County shall provide **economic incentives** to developers who provide higher densities and affordable housing.

Policy 31A: The County shall encourage the Tri-Valley Transportation Council to reduce **subregional transportation fees** for qualifying high density housing projects constructed adjacent to transit stations.

Policy 32: The County shall require new developments in unincorporated areas to pay their fair share of the costs for providing East County infrastructure, public facilities and services, open space, affordable housing, and child care.

Implementation Programs:

Holding Capacity and Phasing

Program 8: The County shall encourage East County cities to modify their **general plans**, when they are being updated, to achieve consistency with *East County Area Plan* policies regarding holding capacity, affordable housing, and open space protection and acquisition.

Program 9: The County shall work with cities to develop a subregional **Master Plan** for public facilities, services, and amenities for East County, similar to Pleasanton's Municipal Facilities Master Plan. The Master Plan shall be coordinated with Development Phasing and Community Facility plans for Major New Urban Development and shall address the potential for shared use of public facilities, such as joint use of neighborhood parks and school playgrounds.

Infill

Program 9A: The County shall support and participate in a comprehensive planning effort by the City of Livermore for the area surrounding the **Livermore Labs** west and east of Greenville Road now designated as Urban Reserve and Industrial. The County supports the consideration of this area for its urban potential because of its negligible agricultural value, proximity to access and services as well as its proximity to East County's single largest employer, the Livermore Labs, and the Laboratory's plans for conversion to new uses.

Major New Urban Developments

Program 9B: The County and City of Livermore will participate in a **joint planning process** for the development of a specific plan and Development Phasing and Community Facilities Plan for the North Livermore Major New Urban Development. This joint planning process will be funded by the landowners/developers, and include a two-year time-frame for the completion and adoption by the City of Livermore and the County of the jointly-prepared plans. If the City and County adopt the jointly-prepared land use plans within this time period (or such longer period as may be agreed to by the City and the County), the County shall support annexation and development of the project by the City. The specific plan must be consistent with the

performance standards included in Tables 6 and 7, and the open space preservation requirements in program 21A, and include an assessment of fiscal impacts on both the City of Livermore and Alameda County, and a marketing analysis. If the City does not, within this two-year period (or such longer period as may be agreed to by the City and the County), adopt a jointly-prepared specific plan and Development Phasing and Community Facilities Plan and take actions necessary to facilitate development of the Major New Urban Development within the City (see policy 24), the County may proceed with the specific plan program in the unincorporated territory.

Jobs/Housing Balance

Program 10: The County shall work with cities to develop an **incentive system** to provide a range of housing unit types which reflects the income distribution of the local employment base. The incentive system could include density bonuses, use of low income housing fees, inclusionary zoning programs, fee waivers, low-income set asides within large projects, and joint development with non-profit housing corporations.

Development Fees

Program 11: The County shall develop, where possible, a **sliding scale fee schedule** for affordable housing, open space, and subregional facility fees required of developers. In order to encourage compact residential development, discourage low density sprawl, and encourage the production of affordable housing, the fee schedule shall be based on a sliding scale in which fees would generally decrease as the density of development and amount of affordable housing increases.

Residential Uses

Goal: To provide an adequate supply of residential land designated in a range of densities to accommodate projected growth for 2010 and to respond to the needs of all income groups.

Policies

Density

Policy 33: The County shall promote a diversity of housing **types and densities** within residential areas, including a mix of high-, medium-, and low-densities.

Policy 34: The County shall encourage cities to increase maximum allowable densities and to require residential projects within **high density residential** designations to achieve an average density at or above the mid-point of the applicable density range in city general plans.

Policy 35: The County shall facilitate the development of high density housing near proposed **BART stations**. Such development *may* ~~will~~ be considered for exemption or reduction of subregional transportation fees.

Type of Unit

Policy 36: The County shall encourage high density **multiple family** housing near transit and in community centers but shall also ensure that some multiple family housing is dispersed throughout new residential areas.

Policy 37: The County shall require a phasing plan for major residential projects and Major New Urban Developments (see definitions in Table 1) that determines when **multiple family units** (including very-low, low-, and moderate-income units) will be built in each major residential project. The intent of the phasing plan is to ensure that the majority of multiple family and affordable housing units are not postponed until the final phases of development. The County shall work with cities to require the same within incorporated areas.

Policy 38: The County shall work with **housing developers** to provide small, moderately priced single family homes with expansion potential for sale to first time home buyers.

Owner and Rental Units

Policy 39: The County shall promote development of sufficient **rental housing** to meet the projected needs of the population. To this end, the County shall encourage the production of rental units which meet the needs of very-low and low-income households throughout East County.

Policy 40: The County shall work with **non-profit housing** developers to provide very low- and low-income rental units and low- and moderate-income for-sale units and shall encourage joint ventures between for-profit and non-profit housing developers within East County.

Income Level

Policy 41: The County shall attempt to meet unincorporated East County **regional housing share objectives** for all income categories within East County to minimize the need for low- and moderate-income households to seek housing in San Joaquin and Northern Contra Costa Counties. The County shall encourage cities to meet their respective incorporated city regional housing share objectives within East County.

Policy 42: The County shall work with cities to attain the ABAG **regional housing share** goal (established in the County Housing Element for East County)

of 21 percent moderate-income, 15 percent low-income, and 21 percent very low-income housing units throughout East County.

Policy 43: The County shall require each residential and non-residential project to contribute to meeting the housing needs of **very low-, low- and moderate-income households** (*see definition in Table 1*).

Policy 44: The County shall require that **major residential projects** (*see definition in Table 1*) contribute towards the goal of 21 percent very-low, 15 percent low- and 21 percent moderate-income housing units. Contributions towards achieving these goals should be made through financial support together with subsidies from other sources (e.g., federal tax credits). Low- and moderate-income units may be built in the project or elsewhere in East County.

Policy 45: The County shall work with the **Tri-Valley Affordable Housing Committee** to pool County and city resources to facilitate the development of low- and moderate-income housing within the Tri-Valley.

General

Policy 46: The County shall require all new residential development to meet County standards for adequate road access, sewer and water facilities, fire protection, building envelope location, visual compatibility, and **public services**.

Policy 47: The County shall allow creation of new urban residential **building sites** only in areas located inside the Urban Growth Boundary which have public water and sewer service.

Implementation Programs:

Program 12: The County shall include an evaluation of approved residential projects in its biennial **monitoring report** and work with cities to adjust their general plan land use designations as necessary to achieve a jobs/housing balance and density and affordable housing goals.

Program 13: The County shall adopt an ordinance establishing a low- and very low-income **housing fee** to be applied to all new unincorporated market rate housing and non-residential development.

Program 14: The County shall adopt an ordinance establishing a low- and very low-income **housing trust fund** to accrue housing fee revenues and to disperse them for low- and very low-income housing development.

Industrial/Commercial/Office Uses and Economic Development

Goal : To promote economic development and to provide an adequate supply of industrial/commercial/office acreage to achieve an appropriate balance of jobs and housing.

Policies

Industrial/Commercial/Office Uses

Policy 48: The County shall work with cities to designate an adequate, but not excessive, supply of land for industrial, commercial, and office development to meet the East County **holding capacity** for the planning period.

Policy 49: The County shall require new unincorporated industrial, commercial, and office developments to pay their fair share of the costs for providing East County infrastructure, public facilities and services, open space, affordable housing, and child care.

Economic Development

Policy 50: The County shall encourage a diversity of job producing industries that reflect the skills of the **local labor force** to locate in the East County area.

Policy 51: The County shall provide incentives, such as fee reductions, streamlined permit processing, and infrastructure placement, to **existing industries** to remain in the East County planning area.

Policy 52: The County shall seek development of **back office space** to accommodate service industry employment opportunities for low-skill workers.

Policy 52A: The County shall recognize the **Livermore Laboratories** as a job-producing resource of countywide and regional significance.

Implementation Programs:

Industrial/Commercial/Office Uses

Program 15: The County shall include an evaluation of approved industrial, commercial, and office projects in its biennial **monitoring report** and work with cities to adjust their general plan land use designations as necessary to achieve a jobs/housing balance.

Program 16: The County shall work with cities to develop a program for industrial, commercial, and office developments within incorporated and unincorporated areas to address the availability, affordability, and quality of **child care**.

Economic Development

Program 17: The County shall work with the Alameda County Economic Development Advisory Board to coordinate **industry recruitment** for the East County planning area.

Program 18: The County shall work with the Alameda County Economic Development Advisory Board to identify existing industries considering relocation outside the County and provide **incentives**, such as fee reductions, streamlined permit processing, and infrastructure placement for existing plant expansion.

Program 19: The County shall work with the Alameda County Economic Development Advisory Board to promote investment in telecommunications and other **technical infrastructure** that will be required to attract service businesses to East County.

Program 20: The County shall work with the Alameda County Economic Development Advisory Board to develop **job training programs** (e.g., computers, electronic technology), to improve the skills of the local labor force, and social programs (e.g., child care and job placement).

Community Facilities

Goal: To provide a full range of community facilities to maintain and improve service levels and the quality of life for existing and future residents.

Policies

Policy 53: The County shall promote the development of a full range of accessible **neighborhood facilities** including elementary schools, parks, and other amenities.

Policy 54: The County shall require new developments to pay their fair share of the costs of providing **community facilities**.

Policy 55: The County shall promote the location of community facilities near major transportation corridors and within existing city downtown areas and proposed **community centers** (see Tables 6 and 8).

Implementation Programs:

Program 21: The County shall work with cities to develop a subregional facility fee for all new East County developments within incorporated and unincorporated areas to pay their fair share of the costs for necessary future community facilities such as public hospitals, libraries, jails, and cultural facilities.

Sensitive Lands and Regionally Significant Open Space

General Open Space

Goal: To protect regionally significant open space and agricultural land from development

Policies

General Open Space

Policy 55A: The County shall work with East County cities to preserve a **continuous open space system** outside the Urban Growth Boundary with priority given to the permanent protection of the Resource Management area between Dublin and North Livermore and the area north of the Urban Growth Boundary in North Livermore, as established through programs 1A and 21A.

Policy 56: The County shall preserve **open space areas** for the protection of public health and safety, provision of recreational opportunities, production of natural resources (e.g., agriculture, windpower, and mineral extraction), protection of sensitive viewsheds (*see definition in Table 1*), preservation of biological resources, and the physical separation between neighboring communities (*see Figure 4*).

Policy 57: The County shall preserve a continuous band of open space consisting of a variety of plant communities and wildlife habitats to provide comprehensive, rather than piecemeal, habitat conservation for all of East County. This **open space** should, as much as possible, be outside of the Urban Growth Boundary and contiguous to large open space areas of Contra Costa, Santa Clara, and San Joaquin Counties.

Policy 58: The County shall approve only open space, park, recreational, agricultural, limited infrastructure, public facilities (e.g., limited infrastructure, hospitals, research facilities, landfill sites, jails, etc.) and other similar and compatible uses outside the Urban Growth Boundary.

Policy 59: The County shall use zoning and explore the use of other **mechanisms** such as purchase or dedication of easements through density transfer or density bonuses and fee purchase to preserve open space outside the Urban Growth Boundary.

Policy 60: The County shall require all new developments, including those resulting from conversion of Urban Reserve, to dedicate or acquire land and/or pay equivalent in-lieu fees to the **Alameda County Open Space Land Trust** and shall encourage the cities to impose similar open space requirements on development in incorporated areas. Detailed development plans (e.g., specific

plans) required for each phase of Major New Urban Developments shall include a detailed open space program ensuring the preservation of land for open space use, sufficient funds to manage open space land, and the fair compensation of property owners.

Policy 60A: [Note: deleted policy language is contained in policies 11A and 60.]

Policy 61: The County shall encourage the Alameda County Open Space Land Trust (*see program 23*) to acquire fee title or easements on **strategic parcels** that would permanently secure the Urban Growth Boundary and complete the continuous open space system surrounding Eastern Dublin, North Livermore, South Livermore, and the existing cities of Pleasanton, Dublin and Livermore.

Policy 62: The County shall encourage the Alameda County Open Space Land Trust (*see definition in Table 1*) to acquire **open space easements** accompanied by agreements to carry out appropriate management practices, whenever feasible, in lieu of fee acquisition in order to maintain open space land on property tax roles.

Policy 63: The County shall encourage the Alameda County Open Space Land Trust to acquire open space land in **fee title**, through purchase or dedication, when it is necessary to provide public access or to ensure suitable land management practices.

Policy 64: The County shall encourage **active public use** of publicly-owned open space lands close to existing and planned communities in locations where such use does not conflict with the protection of biological resources.

Policy 65: The County shall ensure that **management objectives**, funding and maintenance responsibilities are clearly identified for all open space lands to be acquired in fee or through easements by the Alameda County Open Space Land Trust. The County shall work with the Land Trust to further ensure that adequate funds are available to carry out on-going open space management activities.

Policy 66: The County shall require that open space provided as part of a development project be designed to achieve **open space objectives** (e.g., recreation, viewshed, community separation, riparian protection, public safety).

Policy 67: The County shall require that open space within **developed areas** be designed and maintained to minimize fire hazards and ensure compatibility between development and any significant biological resources.

Specific Open Space Areas

Policy 68: The County shall designate the **Vargas Plateau and the Sheridan Road** areas for agricultural and other open space uses. The County shall

participate with the cities of Fremont and Union City in their planning studies for the open space areas to the east of the cities' boundaries, and shall encourage Fremont and Union City to designate the areas as community separators between the cities and East County.

Policy 69: The County shall work cooperatively with the cities of Pleasanton and Hayward, the Castro Valley community, the East Bay Regional Park District (EBRPD), and landowners to retain **Pleasanton Ridgeland**s as permanent open space and reserve a regional trail corridor connecting Sunol with the West Dublin hills. Accordingly, the County shall oppose city sphere of influence expansions and annexations outside the Urban Growth Boundary in this area for purposes of urban development.

Policy 70: The County shall encourage the City of Dublin to designate **West Dublin** for agricultural or open space uses to serve as a community separator and to reserve a regional trail corridor connecting the San Ramon westside hills with Pleasanton Ridge, consistent with the *East County Area Plan*.

Policy 71: The County shall recognize **West Dublin** as a valuable open space buffer separating the community of Castro Valley from the East County planning area. The County shall encourage the City of Dublin to retain this area as open space to be consistent with the County's designation of this area as "Large Parcel Agriculture."

Policy 72: The County shall encourage the City of Dublin to:

1. redesignate in the **Eastern Dublin** General Plan Amendment area all Rural Residential (RR) land designated by Dublin easterly of Fallon Road, as well as Doolan Canyon, as "Resource Management," consistent with the *East County Area Plan*. Allowable uses may include agriculture, grazing, recreational, and open space uses. This shall not apply to any lands with urban designations as adopted in the Eastern Dublin Specific Plan.
2. work with the Alameda County Open Space Land Trust to acquire parcels designated by Dublin as "**Rural Residential**" in Eastern Dublin, through purchase of fee title or easements with open space fees, by means of dedication and/or through density transfer or other funding mechanisms.
3. require that land use activities conducted within this area adhere to management guidelines developed for the protection of **biological resources**.

Policy 73: The County shall work with San Joaquin, Contra Costa, and Santa Clara Counties to ensure that land uses adjacent to Alameda County open space lands are **compatible** with open space uses. The County shall ensure that land

uses within Alameda County adjacent to San Joaquin, Contra Costa, and Santa Clara Counties are compatible with adjacent open space lands in these other counties.

Policy 74: The County shall work with the East Bay Regional Park District (EBRPD), the Livermore Area Recreation and Park District (LARPD), and other relevant agencies to ensure that **open space trails** adjacent to San Joaquin, Contra Costa, and Santa Clara Counties connect with trail systems in these other counties.

Implementation Programs:

General Open Space

Program 21A: The County shall work with East County cities to: 1) develop a **comprehensive open space preservation program** for lands outside the Urban Growth Boundary, including land north of the Urban Growth Boundary in North Livermore as established through program 1A, 2) establish priorities and identify feasible mechanisms for acquisition or dedication of land in open space areas identified in policy 55A, and 3) assign responsibility to Major New Urban Developments and other development in the East County for open space preservation. In addition to impact fees on new urban development, the program should consider other land acquisition techniques including dedication of easements in return for development rights and/or bonuses, transfer of development credits, and bonds or other fees/funds for land acquisition.

Program 22: The County shall adopt an **open space dedication and/or in-lieu fee** requirement applicable to all residential and industrial, commercial, and office developments within unincorporated areas to fund the purchase of land within the continuous open space system and provide an endowment for on-going management of open space lands. The County shall work with cities to develop and adopt an open space dedication and in-lieu fee requirement consistent with the County requirement.

Program 23: The County shall work with cities to establish a non-profit **Alameda County Open Space Land Trust** to acquire lands within the East County open space system to other public agencies and, where appropriate, convey title or easements to other public agencies. The Land Trust can use developer dedication, fee purchase, open space or access easements, and other mechanisms to acquire and permanently preserve a continuous open space system outside the Urban Growth Boundary. Parcels for which fee title has been acquired should be conveyed to the appropriate public agency to expand water management (*see definition in Table 10*) or regional park lands, when necessary to achieve the open space and resource management objectives of the *East County Area Plan*. In the event that a County Open Space Land Trust and a South Livermore Valley Agricultural Land Trust are both formed, administrative and other functions may be shared by the two trusts in order to reduce costs.

Program 24: The County shall develop **management guidelines** to implement specific resource management objectives for watershed and biological resource protection to apply to those lands designated as "Resource Management" (*see Figure 4*).

Program 25: The County shall work with the Livermore Area Recreation and Park District (LARPD), the East Bay Regional Park District (EBRPD), and the San Francisco Water Department to incorporate continuous open space areas outside the Urban Growth Boundary into the **Bay Area Greenbelt** system (*see definition in Table 1*).

Program 26: The County shall work with the East Bay Regional Park District, the Livermore Area Recreation and Park District, the San Francisco Water District, California Department of Fish and Game, and cities to identify appropriate **public and private uses** that should be allowed within various portions of the open space system, including active and passive recreation, and grazing.

Specific Open Space Areas

Program 27: The County shall work with East County cities and Hayward to complete the continuous **open space system** in South Pleasanton, Pleasanton Ridge, and West Dublin using zoning, dedication, fee purchase, density transfer, and agriculture/open space easements.

Program 28: The County shall undertake a study of potential open space, recreational, and related uses in the **Pleasanton Ridge** area.

Program 29: The County shall develop workable mechanisms to finance and acquire lands for public use in the **Pleasanton Ridge** area.

Agriculture

Goal: *To maximize long-term productivity of East County's agricultural resources.*

Policies

Preservation of Productive Soils

Policy 75: The County shall conserve **prime soils** (Class I and Class II, as defined by the USDA Soil Conservation Service Land Capability Classification) and Farmland of Statewide Importance and Unique Farmland (as defined by the California Department of Conservation Farmland Mapping and Monitoring Program) outside the Urban Growth Boundary.

Policy 76: The County shall preserve the Mountain House area for **intensive agricultural use** (*see definition in Table 1*).

Incompatible Uses

Policy 77: The County shall require buffers between those areas designated for agricultural use and new non-agricultural uses within agricultural areas or abutting parcels. The size, configuration and design of buffers shall be determined based on the characteristics of the project site and the intensity of the adjacent agricultural uses, and if applicable, the anticipated timing of future urbanization of adjacent agricultural land where such agricultural land is included in a phased growth plan. The buffer shall be located on the parcel for which a permit is sought and shall provide for the protection of the maximum amount of arable, pasture, and grazing land feasible.

Policy 78: The County shall require that, where conflicts between a **new use** and existing use are anticipated, the burden of mitigating the conflicts be the responsibility of the new use.

Policy 79: The County shall enforce the provisions of the Alameda County **Right-to-Farm Ordinance** on all lands within and adjacent to agricultural areas.

Policy 80: The County shall work with San Joaquin, Contra Costa, and Santa Clara Counties to ensure that any development adjacent to Alameda County agricultural land mitigates **impacts on agricultural land** including air quality, water quality and incompatibilities with agricultural uses. In particular, measures to mitigate growth-inducing impacts of development on agricultural land in Alameda County shall be addressed through cooperative efforts among the counties. The County shall ensure that land uses within Alameda County adjacent to San Joaquin, Contra Costa, and Santa Clara Counties are compatible with adjacent agricultural uses in these other counties.

Agricultural Support Services

Policy 81: The County shall support the construction of **accessory farm structures** (e.g., barns, animal feed facilities, and silos) on agricultural parcels.

Policy 81A: The County shall permit agricultural processing facilities and limited agricultural service uses that support local agricultural activities and are not detrimental to long-term agricultural use in the "A-100" (Agriculture - 100- acre minimum parcel size) and "A-320" (Agriculture - 320-acre minimum parcel size) Districts.

Policy 82: The County shall require any proposal for **agricultural support service** uses within areas designated "Large Parcel Agriculture" or "Resource Management" to meet at a minimum the following criteria:

- The project will not require the extension of public sewer or water.
- The project will not detract from agricultural production on-site or in the area.
- The project will not create a concentration of commercial uses in the area.
- The project is compatible with and will not adversely affect surrounding uses.

Policy 83: The County shall support the construction of **on-site housing** for farm employees who require full-time, on-site residency. Potential impacts on agricultural uses, and biological and geotechnical factors shall be taken into consideration in the siting of such housing.

Visitor-Serving Commercial Uses

Policy 84: The County shall give the highest priority in areas designated "**Large Parcel Agriculture**" to agricultural operations. Visitor-serving commercial facilities (such as wineries, inns, and food and beverage stores) shall be limited to facilities that promote agriculture and are subordinate and directly related to the area's agricultural production.

Policy 85: The County shall permit agriculture-enhancing **commercial uses** (*see definition in Table 1*) that are directly related to the area's agricultural production as conditional uses in areas designated "Large Parcel Agriculture," and in the South Livermore Valley.

Policy 86: The County shall require any proposal for a **visitor-serving commercial** use in an agricultural area to meet all of the following criteria:

- the project will primarily promote agricultural products grown or processed in Alameda County;
- the project is compatible with existing agricultural production activities in the area;
- the project mitigates, to the satisfaction of the County, all potential conflicts with surrounding agricultural uses and other environmental impacts; and
- the project can demonstrate an adequate and reliable water source that does not significantly diminish the availability of water to serve existing or potential agricultural use.

Economic Incentives

Policy 87: The County shall provide incentives to landowners to stimulate agricultural investments and enhance the economic viability of agriculture.

Williamson Act Contracts

Policy 88: The County shall utilize provisions of the **Williamson Act** and other appropriate economic incentives to support agricultural uses.

Policy 89: The County shall not approve cancellation of Williamson Act contracts within or outside the Urban Growth Boundary except where findings can be made in accordance with state law. In making any such findings with respect to land inside the Urban Growth Boundary, the County shall consider the following:

- . The Urban Growth Boundary is designed to encourage orderly, planned development and to satisfy state-mandated housing requirements (*see policies 1 and 11*). Cancellation of contracts inside the Urban Growth Boundary may be necessary to advance these and other important goals of the East County Area Plan.
- . Cancellation of contracts inside the Urban Growth Boundary will not result in the removal of lands outside the Urban Growth Boundary from agricultural use (*see policy 17*).
- . The Urban Growth Boundary defines areas suitable for agriculture and will be used to provide certainty regarding agricultural investment (*see policy 1*). In establishing the location of the Urban Growth Boundary (and Major New Development areas), the County considered the availability and suitability for urban use of contracted and non-contracted land on a subregional basis.

- . Where growth is properly phased (see policies 13, 15, 98, and 99), contract cancellation will not result in discontinuous patterns of urban development. In such cases, the development of contracted land will provide more contiguous patterns of urban development than development of proximate non-contracted land. Proper phasing of development may justify some contract cancellation in order to protect the County's permanent agricultural land inventory as defined by the Urban Growth Boundary.
- . Lands outside the Urban Growth Boundary generally are not suitable or available for urban growth. Inside the Urban Growth Boundary, the need for urban growth on contracted land would only temporarily be delayed by shifting early growth to non-contracted land.

Preservation of Agricultural Lands Outside the Urban Growth Boundary

Policy 90: The County shall encourage the establishment and permanent protection of existing and new cultivated agriculture through the use of homesite **clustering**, agricultural easements, density bonuses, or other means.

Policy 91: The County shall encourage the cities in East County to adopt policies and programs (such as mitigation fees for the conversion of agricultural lands within city boundaries and on lands to be annexed to a city) to fund the **Alameda County Open Space Land Trust** for protection of resources and the preservation of a continuous open space system outside the Urban Growth Boundary.

Parcel Size Outside the Urban Growth Boundary

Policy 92: The County shall retain rangeland in large, contiguous blocks of sufficient size to enable commercially viable **grazing**.

Policy 93: The County shall approve **divisions** of agricultural parcels only when the criteria set forward in Table 9 Standards for Subdivision and Site Development Review for Agricultural Parcels are met. In evaluating a subdivision application, the analysis should assume that each parcel includes a building envelope which could be developed with a residence (even if residences are not proposed as part of the application).

Policy 94: The County shall determine the **minimum parcel size** of agricultural parcels through an evaluation of individual circumstances of the property and surrounding land, but, except as follows, the minimum parcel size shall not be smaller than that allowed under the County Zoning Ordinance (A-100 or A-320) in areas designated "Large Parcel Agriculture" or "Resource Management." Where conditions warrant, the County may require a larger parcel size through the land division process (see Table 9). Exceptions may apply within the South Livermore Valley, as defined in "South Livermore Policies" at the end of this

plan; in other areas that may be identified through program 44A; and where clustering of homesites is allowed.

Policy 95: The County shall continue to honor building site status on existing parcels of less than 100 acres in the "A-100" (Agriculture - 100-acre minimum parcel size) District or less than 320 acres in the "A-320" (Agriculture - 320-acre minimum parcel size) District only if the parcel is consistent with Zoning Ordinance standards for legal building sites.

Policy 96: The County shall encourage the retention of existing **large parcels** of greater than 320 acres in remote areas designated "Large Parcel Agriculture" or "Resource Management," where the parcels are not well served by roads, infrastructure, and services.

Policy 97: The County shall seek to stimulate agricultural investment and enhance the economic viability of existing or potential rural agricultural uses.

Development of Agricultural Land within the Urban Growth Boundary

Policy 98: The County shall require the geographic **phasing** of urban development within the Urban Growth Boundary to minimize the impacts of incompatible uses on continuing agricultural operations.

Policy 99: The County shall approve urban development proposals on agricultural land within the **Urban Growth Boundary** only when they meet the following minimum criteria:

- the project site is contiguous to existing urban development or provides a high density, transit-oriented, community center as part of a Major New Urban Development.
- all necessary access roads, public utilities and services are available;

For parcels within South Livermore, the County shall approve urban development proposals on agricultural land according to the objectives contained in "South Livermore Policies" at the end of this plan.

Rural Development

Policy 100: The County shall require **Site Development Review** for all proposed buildings, except accessory uses related to agricultural production (*see definition in Table 1*), in the "A-100" (Agriculture - 100-acre minimum parcel size) or "A-320" (Agriculture - 320-acre minimum parcel size) Districts.

Policy 101: The County shall require all tentative maps in areas designated "Large Parcel Agriculture" or "Resource Management" to identify a **building**

envelope of no more than two acres on each proposed parcel within which all residential development and residential accessory uses shall be located. On-site housing for farm employees who require full-time, on-site residency is considered an agricultural use and is not limited to the identified two-acre building envelope.

Policy 101A: The County shall review applications for **golf courses** in the "A-100" (Agriculture - 100-acre minimum parcel size) or "A-320" (Agriculture - 320-acre minimum parcel size) Districts with the same level of analysis as development projects, since golf courses require grading, infrastructure, and water supply similar to urban development.

Implementation Programs:

Incompatible Uses

Program 30: The County shall amend the Zoning Ordinance to eliminate uses incompatible with agriculture in the "A-100" (Agriculture - 100-acre minimum parcel size) and "A-320" (Agriculture - 320-acre minimum parcel size) Districts.

Program 31: The County shall develop guidelines for establishing **buffers** between existing agricultural uses and potentially incompatible uses. Buffers may take the form of precluding incompatible uses within a certain distance of agricultural operations, erecting physical barriers to nuisances such as berms or foliage, or mitigation of impacts to non-agricultural uses (e.g., noise insulation). Buffers may consist of a topographic feature, a substantial tree stand, watercourse, or similar feature.

Program 32: The County shall adopt an ordinance requiring that a **real estate disclosure** notice be attached to deeds informing owners of potential nuisances generated by adjacent agricultural uses. Such notices will be required for all parcels designated as "Large Parcel Agriculture" and "Resource Management" (*see definition in Table 10*) and for parcels abutting any parcel in one of these designations, whenever the property is transferred to a new owner.

Agricultural Support Services

Program 33: The County shall amend the Zoning Ordinance to establish development standards and procedures for **agricultural support services** in the "A-100" (Agriculture - 100-acre minimum parcel size) and "A-320" (Agriculture - 320-acre minimum parcel size) Districts.

Visitor-Serving Commercial Uses

Program 34: The County shall amend the Zoning Ordinance to establish development standards and procedures for **visitor serving commercial uses** in the "A-100" (Agriculture - 100-acre minimum parcel size) and "A-320" (Agriculture - 320-acre minimum parcel size) Districts.

Program 35: The County shall develop **design guidelines** for visitor-serving commercial uses in the "A-100" (Agriculture - 100-acre minimum parcel size) and "A-320" (Agriculture - 320-

acre minimum parcel size) Districts to maintain the rural character of the agricultural areas in which they would be located.

Single Family Clustering

Program 36: The County shall amend the Zoning Ordinance and Alameda County Agricultural Preserves Objectives, Uniform Rules and Procedures to conditionally allow for clustering of small parcels in the "A-100" (Agriculture - 100-acre minimum parcel size) District, where the original parcel is 200 acres or greater and it can be demonstrated that the Table 9 Standards for Subdivision and Site Development Review for Agricultural Parcels can be adhered to. Each cluster parcel would be limited to a maximum parcel size of 5-20 acres, at an overall density of one home per 100 acres. A development envelope of no more than two acres shall be identified within which all residential development and residential accessory uses shall be located on each parcel, including the large remainder parcel. In exchange for the creation of cluster parcels, the remaining large parcel, with the exception of the two-acre development envelope, shall be preserved for agriculture in one of the following two ways: 1) permanently through the dedication of an agricultural-open space easement to the Alameda County Board of Supervisors or by other comparable means; or 2) through the dedication of an agricultural-open space easement to the Alameda County Board of Supervisors for a minimum term of 20 years that would preclude any further division of the large remainder parcel for the term of the easement. If the first option (permanent preservation) is selected, the owner may receive a density bonus of one additional parcel for every 200 acres of the original parcel as an incentive for dedicating a permanent easement. Discretion will be exercised as to the number of cluster parcels that may be created where it can be shown that a density of one unit per 100 acres would be detrimental to agricultural operations, water quality, or the environment; or where services cannot be adequately provided. The clustering shall be configured to maximize the amount of contiguous agricultural acreage and minimize the impacts of residential sites on agricultural operations. To the extent feasible, the cluster parcels and the development envelope on the remainder parcel shall be located in close proximity to each other. Cluster parcels shall not be created outside the boundary of the original parcel.

Program 36A: [This program was deleted from this space and is now program 46A]

Program 36B: The County shall develop a database system for tracking cluster parcel projects to maintain an inventory of the cluster parcels that are created.

Williamson Act Contracts

Program 37: The County shall review its **Williamson Act guidelines** and revise them as necessary to assure consistency with State law and with the General Plan.

Program 38: [This program was deleted from this space and is now Policy 101A]

Preservation of Land Outside the Urban Growth Boundary

Program 38A: The County shall investigate the feasibility of the transfer of development rights as a mechanism to preserve agriculture and open space.

Program 39: The County shall support the efforts of the non-profit South Livermore Valley Agricultural Land Trust and the Alameda County Open Space **Land Trust** to purchase or receive and hold fee title or agricultural easements as governed by its by-laws. The County shall support continued private ownership and productive use of agricultural lands, and public acquisition of open space lands for public park purposes, outside the Urban Growth Boundary.

Parcel Size

Program 39A: The County shall amend the Zoning Ordinance to create the "A-320" (Agriculture - 320 acre minimum parcel size) District. This new zoning district shall generally cover the following areas: 1) remote lands shown as having slopes of 50 percent and over on the "Generalized Land Slope Pattern" map in Volume 2 of the East County Area Plan, located generally south of Tesla Road, the southern boundary of the South Livermore Valley subarea, Vallecitos Road, and Niles Canyon Road (except lands westerly of San Antonio Reservoir, including the Sunol Valley); 2) EBRPD lands and San Francisco Water Department watershed lands located generally south of the southern boundary of the South Livermore Valley subarea, Vallecitos Road, and Niles Canyon Road (except lands westerly of San Antonio Reservoir, including the Sunol Valley); 3) the Wind Resource Area (except lands easterly of the California Aqueduct); and 4) the sites of existing solid waste disposal facilities. Precise boundaries of the "A-320" District will be determined through the rezoning process. Lands rezoned to "A-320" shall maintain the designations shown on the East County Area Plan Land Use Diagram. The "A-320" zoning designation shall not preclude the expansion of the South Livermore Valley Plan Area in accord with the policies of the South Livermore Valley Area Plan.

Program 40: The County shall amend the Zoning Ordinance and Subdivision Ordinance to specify that the **100 acre minimum parcel size** permitted for the "A-100" (Agriculture - 100-acre minimum parcel size) District and the 320 acre minimum parcel size permitted for the "A-320" (Agriculture - 320-acre minimum parcel size) District are minimums but that the actual size of agricultural parcels shall be determined through an evaluation of individual circumstances of the property and surrounding land and may be larger than 100 acres in the "A-100" District or 320 acres in the "A-320" District (*see Table 9*). Exceptions may apply within the South Livermore Valley, as defined in "South Livermore Policies" at the end of this plan, and where clustering of homesites is allowed.

Program 41: [This program was deleted as it is no longer necessary due to Table 9. The last sentence of the program was moved to policy 93.]

Program 42: The County shall develop new application **submittal requirements** for proposed uses and divisions of land in the "A-100" (Agriculture - 100-acre minimum parcel size) and "A-320" (Agriculture - 320-acre minimum parcel size) Districts to enable detailed assessment of applications based on criteria developed in Program 41.

Program 43: The County shall amend the Zoning Ordinance and Subdivision Ordinance to include a set of required **findings** consistent with the Table 9 Standards for Subdivision and Site

Development Review for Agricultural Parcels, in addition to those required under the Subdivision Map Act, to be made before approving a subdivision or conditional use permit in the "A-100" (Agriculture - 100-acre minimum parcel size) and "A-320" (Agriculture - 320-acre minimum parcel size) Districts. The findings shall address, at a minimum, parcel configuration, building envelope, interference with agricultural uses on parcels in the vicinity, access, water availability, compatibility with the character of the surrounding area, interference with adopted plans for recreational open space, and environmental concerns.

Program 44: The County shall study possible amendments to the Zoning Ordinance to stimulate agricultural investments and ensure the economic viability of existing rural agricultural uses in the Tesla Road area.

Program 44A: The County shall undertake a study to determine additional agricultural areas in the County where agricultural preservation and enhancement policies (such as those of the South Livermore Valley Area Plan) may be appropriate to allow for 20-acre parcels, in exchange for a long-term commitment to agriculture.

Rural Development

Program 45: The County shall apply the Table 9 Standards for Subdivision and Site Development Review for Agricultural Parcels in the **Site Development Review** process for residential development in the "A-100" (Agriculture - 100-acre minimum parcel size) and "A-320" (Agriculture - 320-acre minimum parcel size) Districts; and in addition, shall develop criteria to assess visual impacts including building mass, construction materials, light and glare. These criteria shall be used in determining the suitability of residential siting on agricultural parcels.

Program 46: The County shall prepare design and siting standards for **residential uses** on lands designated "Large Parcel Agriculture" and "Resource Management."

Program 46A: The County shall amend the Zoning Ordinance and Alameda County Agricultural Preserves Objectives, Uniform Rules and Procedures to allow one secondary unit (*see definition in Table 1*) per parcel of 100 acres or more having one, but no more than one, permanent dwelling unit on the parcel (with the exception of properly permitted farm worker housing) in the "A-100" (Agriculture - 100-acre minimum parcel size) and "A-320" (Agriculture - 320-acre minimum parcel size) Districts. The secondary unit shall be subject to site development review (see policy 100 and program 45) and, in addition, shall be clearly subordinate to the main residence by size, appearance, and location. The secondary unit shall be limited in size to 1,200 square feet or smaller. The secondary unit shall be located on the same building envelope as the main residence and access to the secondary unit shall be provided only from the same road that provides access to the main residence. Through site development review, the use could be disapproved if the above criteria are not met.

Watershed

Goal: To protect watershed land from the direct and indirect effects of development.

Policies

Policy 102: The County shall encourage public water management agencies to explore **recreational opportunities** on watershed lands, particularly reclaimed quarries, where recreational use would not conflict with watershed protection objectives.

Policy 103: The County shall encourage the San Francisco Water Department to provide limited public access on trail corridors through the **watershed lands** surrounding San Antonio and Calaveras Reservoirs, Sunol Watershed, and the Arroyo de la Laguna. The County shall work with the East Bay Regional Park District to incorporate these watershed corridors into the regional trail system, where recreational use would not conflict with watershed protection objectives.

Policy 104: The County shall designate an area outside of the San Francisco Water Department lands that extends to the limit of the watershed boundary as "**Resource Management**". Within this area, the County shall encourage land use activities to adhere to management guidelines developed for the protection of watershed lands and shall ensure that subdivisions of lands or quarry operations and reclamation plans within this designation are approved only where such subdivisions or quarry operations would not adversely affect the watershed protection objectives of the San Francisco Water Department.

Policy 105: The County shall preserve the area located between the **Sunol/Ohlone Wilderness** and San Francisco's San Antonio and Calaveras Reservoir watershed lands for uses compatible with watershed and recreational lands.

Implementation Programs:

Program 47: The County shall develop **management guidelines** for lands designated "Resource Management" for the purpose of protecting watershed lands from potential degradation resulting from incompatible uses.

Sensitive Viewsheds

Goal: To preserve unique visual resources and protect sensitive viewsheds.

Policies

Ridgelines

Policy 106: The County shall preserve the following major visually-sensitive **ridgelines** largely in open space use:

1. The ridgelines of Pleasanton, Main, and Sunol Ridges west of Pleasanton;
2. The ridgelines of Schafer, Shell, Skyline, Oak and Divide Ridges west of Dublin and the ridgelines above Doolan Canyon east of Dublin;
3. The ridgelines above Collier Canyon and Vasco Road and the ridgelines surrounding Brushy Peak north of Livermore;
4. The ridgelines above the vineyards south of Livermore;
5. The ridgelines above Happy Valley south of Pleasanton.

Policy 107: The County shall permit no structure (e.g., housing unit, barn, or other building with four walls) that projects above a visually-sensitive **major ridgeline**.

Community Separators

Policy 108: The County shall preserve **community separators** largely in open space in the following locations:

1. The Resource Management area of approximately 7,400 acres separating East Dublin and North Livermore;
2. The Chain of Lakes area which separates the cities of Pleasanton and Livermore;
3. The area on Pleasanton and Main Ridges above 670 feet which separates the communities of Pleasanton, Castro Valley, and Hayward;
4. The area west of Dublin which separates the communities of Dublin and Castro Valley; and
5. The Vargas Plateau and Sheridan Road areas which separate the communities of Fremont and Sunol.

Trees

Policy 109: The County shall require that developments are sited to avoid or, if avoidance is infeasible, to minimize disturbance of **large stands of mature**,

healthy trees and individual healthy trees of notable size and age. Where healthy trees will be removed, the County shall require a tree replacement program which includes a range of tree sizes, including specimen-sized trees, to achieve immediate visual effect while optimizing the long-term success of the replanting effort.

Policy 110: The County shall not allow any structure (e.g., housing unit, barn, or other building with four walls) to exceed the height of the **tree canopy** in woodland areas.

Viewsheds

Policy 111: The County shall require development to maximize views of the following prominent **visual features**:

1. The major ridgelines listed in Policy 106;
2. Brushy Peak, Donlan Peak, and Mount Diablo; and
3. Cresta Blanca, near Arroyo Road South of Livermore.

Policy 112: The County shall review development proposed adjacent to or near public **parklands** to ensure that views from parks and trails are maintained.

Landscaping

Policy 113: The County shall require the use of **landscaping** in both rural and urban areas to enhance the scenic quality of the area and to screen undesirable views. Choice of plants should be based on compatibility with surrounding vegetation, drought-tolerance, and suitability to site conditions; and in rural areas, habitat value and fire retardance.

Grading

Policy 114: The County shall require that where grading is necessary, the off-site visibility of **cut and fill slopes** and drainage improvements is minimized. Graded slopes shall be designed to simulate natural contours and support vegetation to blend with surrounding undisturbed slopes.

Policy 115: The County shall require that grading avoid areas containing large stands of mature, healthy **vegetation**, scenic natural formations, or natural watercourses.

Policy 116: The County shall require that access roads be sited and designed to **minimize grading**.

Utilities

Policy 117: The County shall require that **utility lines** be placed underground whenever feasible. When located above ground, utility lines and supporting structures shall be sited to minimize their visual impact.

Implementation Programs:

Ridgelines and Community Separators

Program 48: The County shall use zoning, site development review, dedication, purchase, **density transfer**, and easements to preserve the ridgelines and community separators listed in Policies 106 and 108.

Program 49: The County shall work with LARPD and EBRPD to acquire and maintain the **Brushy Peak** area as permanent public open space. The Brushy Peak open space area should be linked with the proposed Los Vaqueros Reservoir open space area in Contra Costa County.

Trees

Program 50: The County shall develop guidelines for **tree replacement** programs for new developments. The guidelines shall address, at a minimum, the conditions under which replacement will be required and the number, size, and type of trees to be used as replacement trees. Replacement trees shall be selected for appearance, drought-tolerance, habitat value, fire retardance, and suitability to site conditions.

Landscaping

Program 51: The County shall establish **landscape guidelines** for both urban and rural development. The guidelines shall include a list of extremely invasive non-native plants not suitable for use in landscaping.

Grading

Program 52: The County shall establish **grading guidelines** for the development of both structures and access roads.

Biological Resources

Goal: To preserve a variety of plant communities and wildlife habitat.

Policies

Policy 118: The County shall secure open space lands, through acquisition of easements or fee title, specifically for the preservation and protection of indigenous **vegetation and wildlife**.

Policy 118A: The County shall encourage that **wetland mitigation** be consolidated in areas that are relatively large and adjacent to or otherwise connected to open space. To the extent possible, these areas should be included in, adjacent to, or linked through open space corridors with lands designated as "Resource Management" that are managed specifically for the preservation and enhancement of biological resources.

Policy 118B: Where site-specific impacts on biological resources resulting from a proposed land use outside the Urban Growth Boundary are identified, the County shall encourage that mitigation is complementary to the goals and objectives of the ECAP. To that end, the County shall recommend that mitigation efforts occur in areas designated as "**Resource Management**" or on lands adjacent to or otherwise contiguous with these lands in order to establish a continuous open space system in East County and to provide for long term protection of biological resources.

Policy 119: The County shall encourage the maintenance of **biological diversity** in East County by including a variety of plant communities and animal habitats in areas designated for open space.

Policy 120: The County shall encourage preservation of areas known to support **special status species**.

Policy 120A: The County shall encourage no net loss of **riparian and seasonal wetlands**.

Policy 120B: The County shall encourage the preservation of East County's oak woodland plant communities.

Policy 121: The County shall ensure that, where **quarries** will be reclaimed as open space, reclamation plans are designed to restore biological value to sites through appropriate revegetation, contouring of lakes to simulate natural bodies of water, and protection or in-kind replacement of significant trees.

Policy 122: The County shall protect existing **riparian woodland habitat** present along the Arroyo Mocho, Arroyo Del Valle, Arroyo Las Positas, Arroyo de la Laguna; and Alamo, Tassajara, and Alameda Creeks. Exceptions to these requirements shall apply for those portions of the Arroyo del Valle to be excavated for water transfer Lakes A and B under the Specific Plan for the Livermore-Amador Valley Quarry Area Reclamation, which shall instead be subject to riparian habitat restoration as specified by Policies 121 and 153; and for any approved quarry operations in Regionally Significant Construction Aggregate Resource Sector C (Arroyo Mocho) or any other streambeds, which shall also be subject to habitat restoration under Policies 121 and 153, and according to applicable State Public Resources Code requirements, to the extent that proposed reclamation specifies riparian habitat as the end use.

Policy 123: The County shall preserve an **open space corridor** connecting the Bird's Beak Preserve with lands designated "Resource Management." This open space corridor shall vary in width between 50 and 150 feet.

Policy 123A: The County shall require that **roadways** be designed to minimize impacts to wildlife corridor and regional trails. Where appropriate, grade-separated crossings and/or other features shall be used to maintain the viability of the affected corridor.

Policy 123B: The County shall designate a zone of approximately 200 yards around the perimeter of the defined **Bird's Beak Preserve** in North Livermore as a Special Management Area. Within this zone, all proposed land uses and project designs shall be evaluated regarding their potential to effect the viability of the Springtown valley sink scrub habitat, and mitigation shall be incorporated into the approval of detailed development plans within this 200 yard zone to avoid the impact. Mitigation may take the form of clustering development to avoid sensitive areas, management practices, land swap with the FCC Monitoring Station, or other appropriate measures.

Policy 124: The County shall require that the impacts of **wind turbine operations** on bird populations are minimized.

Implementation Programs:

Program 53: The County shall develop **management guidelines** for lands designated "Resource Management" for the purpose of maintaining and/or enhancing existing plant communities and wildlife habitats. The County shall identify organizations that may be suitable to manage the open space.

Program 54: The County shall develop specific biological **survey protocols** for special status plants and animals to be used in evaluating proposed activities within the Urban Growth Boundary, in consultation with federal and state resource agencies.

Program 55: The County shall establish **mitigation measures** for biological resources affected by activities and development within the Urban Growth Boundary. To this end, the County shall consult with federal and state resource agencies to establish mitigation measures for specific special status taxa identified within the Urban Growth Boundary (e.g., mitigation fees, relocation, recreation of habitat within open space).

Program 56: The County shall work with federal, state, and local agencies to establish feasible mitigation for avian collisions with **wind turbines**. The County shall take a lead role in coordinating wind farm operators and other agencies to develop feasible mitigations.

Hazard Zones

Goal: To minimize the risks to lives and property due to environmental hazards.

Policies

Policy 125: The County shall not approve new development in areas with potential **natural hazards** (flooding, geologic, wildland fire, or other environmental hazards) unless the County can determine that feasible measures will be implemented to reduce the potential risk to acceptable levels, based on site-specific analysis.

Policy 126: The County, prior to approving new development, shall evaluate the degree to which the development could result in loss of lives or property, both within the development and beyond its boundaries, in the event of a **natural disaster**.

(Note: See policies 283 to 300 under Environmental Hazards)

Cultural Resources

Goal: To protect cultural resources from development.

Policies

Policy 127: The County shall identify and preserve significant archaeological and **historical resources**, including structures and sites which contribute to the heritage of East County.

Policy 128: The County shall require development to be designed to avoid **cultural resources** or, if avoidance is determined by the County to be infeasible, to include implement appropriate mitigation measures that offset the impacts.

Implementation Programs:

Program 57: The County shall require a background and records check of a project area if a project is located within an extreme or high archaeological sensitivity zone as determined by the County. If there is evidence of an archaeological site within a proposed project area, an archaeological survey by qualified professionals shall be required as a part of the environmental assessment process. If any **archaeological sites** are found during construction, all work in the immediate vicinity shall be suspended pending site investigation by a qualified archaeology professional. Proposed structures or roads on property that contains archaeological sites should be sited in consultation with a professional archaeologist to avoid damaging the archaeological sites. The County shall follow Appendix K of the California Environmental Quality Act

(CEQA) Guidelines for cultural resource preservation procedures in reviewing development projects located near identified cultural resources. Appropriate measures for preserving an historic structure include renovation or moving it to another location. Proposals to remove historic structures shall be reviewed by qualified professionals.

Major Public Facilities

General Public Facilities

Goal: To provide for the development, operation, and expansion of major public facilities and to ensure the compatibility of adjacent land uses.

Policies

Policy 129: The County shall allow development and expansion of major public facilities (e.g., hospitals, research facilities, landfill sites, jails, etc.) in appropriate locations inside and outside the **Urban Growth Boundary** consistent with the policies and Land Use Diagram of the *East County Area Plan*.

Policy 130: The County shall ensure that new major public facilities are properly sited to avoid **land use conflicts** and potential health and safety risks.

Policy 131: The County shall encourage the design of **new or expanding public facilities** to serve as models for the community. Features that should be incorporated into public facility design include drought tolerant landscaping, energy conserving features, public art, child care, open space usable by workers and the public, and accessibility to all members of the community. The County shall investigate the potential for shared use of public facilities, such as joint use of neighborhood parks and school playgrounds.

Policy 132: The County shall ensure that all new uses approved near the **Veterans Administration (VA) Hospital** in South Livermore are compatible with hospital operations.

Policy 133: The County shall ensure that all new uses approved near the Federal Communications Commission (FCC) station in North Livermore are compatible with FCC operations and that development in the vicinity of the FCC station does not expose the public to potential health hazards associated with high-frequency radio frequency (RF) radiation. Measures to ensure compatibility and safety may include clustering of new development, re-siting of land uses, providing a buffer between new urban uses and the facility, and/or relocation or reconfiguration of FCC facilities.

Policy 134: The County shall ensure that all new uses approved near the **Santa Rita Jail** in Eastern Dublin are compatible with jail operations.

Policy 135: The County shall ensure that all new uses approved near the **Lawrence Livermore National Laboratories (LLNL)** in East Livermore are compatible with Laboratory operations.

Policy 136: The County shall protect the Altamont and Vasco Road **landfill sites** from encroachment by incompatible uses.

Policy 137: The County shall actively consult with other agencies to monitor expansion and renovation plans for major public facilities and provide comments related to **land use compatibility** and safety issues where appropriate.

Implementation Programs:

Program 58: The County shall consider existing and future operations and potential **land use impacts** in reviewing projects in the vicinity of the Veterans Administration Hospital, the FCC Station, Santa Rita Jail, and the Lawrence Livermore National Laboratories. The County shall consider the use of real estate disclosure notices as a means to inform adjacent home buyers of the potential impacts generated by these facilities and reduce the number of complaints received by these facilities.

Airports

Goal: To provide for the operation and expansion of the Livermore Municipal Airport and to ensure the compatibility of adjacent uses.

Policies

Policy 138: The County shall recognize the **Livermore Municipal Airport** as a regional resource and provide for its limited expansion.

Policy 139: The County shall work with cities to ensure that all new uses approved within the Livermore Airport Land Use Commission (ALUC) **referral area** are consistent with the ALUC Policy Plan.

Policy 140: The County shall protect **noise sensitive land uses** adjacent to the Livermore Airport through zoning, height restrictions, noise insulation, aviation easements, and other techniques.

Policy 140A: The County shall recognize the **Byron (East Contra Costa County) Airport** as a regional resource, and shall work with Contra Costa

County to ensure that land uses approved in Alameda County within the Byron Airport's referral area are compatible with the airport's operations.

Implementation Programs:

Program 59: The County shall work with the City of Livermore to pursue FAA funding for an update of the **Livermore Airport Master Plan** to identify future operational and facility requirements.

Program 60: The County shall support the **Airport Protection Area (APA)**, as adopted by the Alameda County Airport Land Use Commission, and shall abide by the land use restrictions established within the APA.

Program 60A: The County shall delineate the boundaries of the **Byron Airport's** referral areas on Alameda County land use and zoning maps to identify areas that are subject to airport compatibility review.

Program 60B: The County shall refer all discretionary permit applications (e.g., Conditional Use Permits, Site Development Review, etc.), in addition to general plan amendments and zoning changes, that are proposed within the Byron Airport referral area to the Contra Costa County Airport Land Use Commission for review and comment. (This action shall not constitute a referral as described under state ALUC law, Public Utilities Code section 21676.) In addition, all discretionary permit applications in the referral area shall be required to include an aeronautical study and noise study (if the study(ies) are appropriate for the type and scale of project being proposed) prepared by a qualified aviation consultant to determine if the proposed project would create a hazard to aviation or an adverse impact on airport operations. The County may consider height restrictions on structures, marking or lighting of structures, noise impact analyses, noise insulation in structures, aviation and/or noise easements, and other appropriate measures to minimize or eliminate potential adverse impacts of development on aviation or airport operations. The recommendations of both the Contra Costa County ALUC and the Federal Aviation Administration (FAA) will also be considered in formulating project conditions of approval in addition to the recommendations in the aviation consultant's report. If a proposed project, including any mitigation measures, is determined by the County, in consultation with Contra Costa County ALUC, the FAA, and other affected parties, to create a hazard to aviation or an adverse impact on airport operations, the County shall not approve the project.

Solid Waste and Hazardous Waste Facilities

Goal: *To ensure sufficient long-term landfill capacity for County residents and the compatibility of solid waste facilities and adjacent uses.*

Policies

Policy 141: The County shall coordinate with the Alpermit applications in the referral area shall be required to include an aeronautical study and noise study (if

the study(ies) are appropriate for the type and scale of project being proposed) prepared by a qualified aviation consultant to determine if the proposed project would create a hazard to aviation or an adverse impact on airport operations. The County may consider height restrictions on structures, marking or lighting of structures, noise impact analyses, noise insulation in structures, aviation and/or noise easements, and other appropriate measures to minimize or eliminate potential adverse impacts of development on aviation or airport operations. The recommendations of both the Contra Costa County ALUC and the Federal Aviation Administration (FAA) will also be considered in formulating project conditions of approval in addition to the recommendations in the aviation consultant's report. If a proposed project, including any mitigation measures, is determined by the County, in consultation with Contra Costa County ALUC, the FAA, and other affected parties, to create a hazard to aviation or an adverse impact on airport operations, the County shall not approve the project.

Solid Waste and Hazardous Waste Facilities

Goal: *To ensure sufficient long-term landfill capacity for County residents and the compatibility of solid waste facilities and adjacent uses.*

Policies

Policy 141: The County shall coordinate with the Alameda County Waste Management Authority to provide for a continuous 50-year **landfill capacity** through landfill expansion and/or new landfill facilities.

Policy 142: The County shall locate future **solid waste facilities** and/or expand existing solid waste facilities in appropriate locations consistent with the Solid Waste Facility Siting Criteria contained in the Alameda County Integrated Waste Management Plan. Facilities shall be located outside the Urban Growth Boundary in areas that allow for compliance with all of the state minimum standards for solid waste management, and where the separation of the facility from residences and other sensitive uses is sufficient to permit adequate control of possible impacts of the solid waste facility including, but not limited to, noise levels, odor and litter nuisances, traffic congestion, and disease carrying vectors.

Policy 143: The County shall not approve land uses adjacent to any designated solid waste facility if the use would restrict or preclude the establishment, maintenance or potential expansion of the facility due to its incompatibilities with the proposed use, or if development of the new use would result in exposure of residential or other sensitive uses to possible adverse **impacts** of the solid waste facility.

Policy 143A: The County shall abide by the policies and Siting Criteria in the Alameda County Hazardous Waste Management Plan to ensure the responsible handling of **hazardous waste** in the County.

Implementation Programs:

Program 61: The County shall amend the *East County Area Plan* as necessary to identify all sites required for the establishment of new **solid waste disposal facilities** in accord with the Solid Waste Facility Siting Criteria contained in the Siting Element of the County's Integrated Waste Management Plan.

Program 62: The County shall amend the Zoning Ordinance to include **performance standards** to reduce or eliminate land use conflicts between solid waste facilities and existing and future adjacent land uses. Performance standards may include mandatory buffers, setbacks, and other screening techniques, and reclamation plans that promote visual compatibility with surrounding land.

Program 63: The County shall require adoption of **findings of compliance** with Policy 143 for all land uses proposed within one-half mile of sites designated as solid waste facilities.

Program 63A: The County shall evaluate new development proposals for their ability to provide hazardous waste collection points or other collection measures, such as curbside pick-up service, where the number of households (as identified in the County Household Hazardous Waste Element) warrants this service. The County shall coordinate collection points with the Waste Management Authority.

Special Land Uses

Quarries and Regionally Significant Aggregate Resource Areas

Goal: *To recognize the regional value of the County's construction aggregate resources and to ensure compatibility between quarry operations and surrounding land uses.*

Policies

Policy 144: The County shall allow the mining and reuse of quarries in appropriate locations inside and outside the **Urban Growth Boundary** consistent with the policies and Land Use Diagram of the *East County Area Plan*.

Policy 145: The County shall review proposals for development within or adjacent to state-designated **Regionally Significant Construction Aggregate Resource Sectors**. If the development is proposed on unincorporated land, the County shall consider the effects of such development on the future or continued extraction of the resource and shall approve such development only if conditions are applied to minimize the potential of the new use to preclude continued or future access to the resource. If the development is proposed within a city, the County shall encourage the city to do the same.

Policy 146: The County shall require that, where conflicts between a new use and existing quarry are anticipated, notifying future residents and **mitigating** the conflict shall be the responsibility of the new use.

Policy 147: The County shall impose conditions on approval of new **Surface Mining Permits and Reclamation Plans** to protect nearby uses from potential traffic, noise, dust, health and safety, visual and other impacts generated by sand and gravel quarries. Conversely, the County shall not approve land uses adjacent to any existing quarry or Regionally Significant Construction Aggregate Resource Sector if the development of the new uses would result in exposure of residential or other sensitive uses to possible adverse impacts of the quarry, unless the new uses can effectively mitigate the significant adverse impacts and notify potential homeowners of the risk, as required by policy 146.

Policy 148: The County shall ensure that where quarry operations are located in areas designated as **Urban Reserve**, extraction of the aggregate resource shall be allowed in the short-term subject to conditions of Surface Mining Permits and Reclamation Plans and consistent with the Specific Plan for Livermore-Amador Valley Quarry Area Reclamation. Conversion of reclaimed land to urban uses may not occur until detailed land use plans are approved.

Policy 149: The County shall ensure that where quarry operations are located in areas designated as **Water Management**, extraction of the aggregate resource shall be allowed in the short-term. Reclamation of the land for water management and other compatible uses shall occur subject to conditions of Surface Mining Permits and Reclamation Plans and consistent with the Specific Plan for Livermore-Amador Valley Quarry Area Reclamation or the comparable plan prepared for the Sunol Valley/San Francisco Water Department watershed lands pursuant to Policy 150 and Program 66, whichever is applicable.

Policy 150: The County shall participate with the **San Francisco Water Department** (SFWD) in its planning efforts for SFWD-owned watershed lands

within the Sunol Valley to ensure that future quarry activity is compatible with Sunol community interests and water management objectives.

Policy 151: The County shall allow **manufacturing uses** which make extensive use of harvested aggregate to locate near sand and gravel quarries.

Policy 152: The County shall encourage concurrent mining and agricultural uses on sites where aggregate deposits are overlain by **agriculturally valuable soils** to minimize the premature disturbance of such soils. To this end, the County shall consider phasing of quarry operations in the approval of Surface Mining Permits and Reclamation Plans.

Policy 153: The County shall ensure that where quarry operations will be reclaimed as open space, reclamation plans are designed to restore **biological value** to sites through appropriate revegetation, contouring of lakes to simulate natural bodies of water, and protection or in-kind replacement of significant trees.

Policy 154: The County shall require that **water-conserving practices** are incorporated into mining and reclamation operations.

Policy 155: The County shall require **landscaping** to reduce visibility of mining activity and ancillary uses during all phases of quarry operations, in addition to landscaping for final site reclamation. Landscaping should as closely as possible approximate the pre-existing natural conditions prior to surface mining.

Policy 155A: The County shall impose conditions of approval on new **Petroleum Resource Exploration and Extraction** conditional use permits to protect future onsite and nearby uses from potential impacts resulting from petroleum exploration or extraction; potential impacts include but are not limited to traffic, noise, dust, health and safety, and visual impacts, as well as land contamination, surface and groundwater contamination, improper disposal of petroleum wastes, and improper site reclamation. The conditions should at least include, but not be limited to, those developed through the California Environmental Quality Act review process, and shall be monitored accordingly.

Implementation Programs:

Program 64: The County shall amend the Surface Mining Ordinance to require permit applicants for any Surface Mining Permit and Reclamation Plan to provide appropriate buffering of quarry operations from adjacent land uses, such as setbacks, landscaping, and use restrictions.

Program 65: The County shall amend the Surface Mining Ordinance to include **reclamation guidelines** consistent with the Surface Mining and Reclamation Act (SMARA).

Program 66: The County shall work with the San Francisco Water Department to develop a land use and reclamation master plan for San Francisco Water Department-owned land in the Sunol

Valley. The plan shall ensure the compatibility of the quarries with the **Sunol Community** during active mining and following reclamation. Opportunities for habitat preservation and enhancement and recreational uses should be explored in conjunction with reclaimed uses.

Program 67: The County shall require that if a development is approved within 1,000 feet of a state-designated **Regionally Significant Construction Aggregate Resource Sector**, a real estate disclosure notice shall be included in deeds to notify purchasers and lenders of the proximity of the resource sector and that, if the resource were mined in the future, there could be attendant nuisances associated with mining such as dust, noise, and unattractive physical appearance.

Program 68: The County shall include a summary of quarry activity and reuse in its biennial **monitoring report**.

Windfarms

Goal: To maximize the production of wind generated energy.

Policies

Policy 156: The County shall recognize the importance of **windpower** as a clean, renewable source of energy.

Policy 157: The County shall allow for continued operation, new development, redevelopment, and expansion of existing and planned **windfarm facilities** within the limits of environmental constraints.

Policy 158: The County shall protect **nearby existing uses** from potential traffic, noise, dust, visual, and other impacts generated by the construction and operation of windfarm facilities.

Policy 159: The County shall work with the wind energy industry, public utilities, other agencies, and energy experts to monitor **trends in wind energy** developments, technology, and environmental safeguards.

Policy 160: The County shall establish a **mitigation program** to minimize the impacts of wind turbine operations on bird populations.

Policy 161: The County shall discourage the development of uses and structures that are not compatible with wind energy operations within the **Wind Resource Area** (*as shown on Figure 4*).

Policy 162: The County shall require that, where conflicts between a new use and an existing windfarm use are anticipated, the burden of **mitigating** the conflicts be the responsibility of the new use.

Policy 163: The County shall allow the dual operation of windfarms and **landfills**.

Implementation Programs:

Program 69: The County shall work with other agencies (federal, state, and local) to establish feasible mitigation for **avian collisions** with wind turbines. The County will take a lead role with windfarm operators and other agencies in developing and managing a Mitigation Monitoring Program in the Wind Resource Area.

Program 70: The County shall amend the Zoning Ordinance to incorporate **siting and design standards** for wind turbines to mitigate biological, visual, noise, and other impacts generated by windfarm operations.

Program 71: The County shall revise, as necessary, the conditions of existing **conditional use permits** for wind turbine operations at the time a permit is due for its five year review to mitigate the effects of wind turbines.

Program 72: The County shall require that a **real estate disclosure notice** be included in property deeds for properties with an active or expired conditional use permit for windfarm development and for properties within 300 feet of such properties so that new owners may be informed of potential nuisances.

Description of Land Use Designations

East County Area Plan land use categories and their corresponding allowable uses, intensities, and densities are described below and summarized in *Table 10*. Residential densities, building intensities (floor-area-ratios), population, and employment generation rates are summarized in *Table 11*.

Residential densities are expressed in terms of an allowable range of housing units per gross acre, exclusive of secondary units. Gross acreage includes all land (including streets and rights-of-way) within a parcel, while net acreage excludes streets and rights-of-way. Net acreage is generally about 25 percent less than gross acreage.

Population densities are expressed in terms of persons per household. In calculating East County holding capacities, an average of 2.8 persons per household is assumed for all residential units, although household size typically varies by location, type of unit, and density. The 1990 Census for East County cities shows variations from an average of 2.73 persons per household in Pleasanton, 2.74 in Livermore, and 2.86 in Dublin.

Building intensities are expressed in terms of maximum floor-area-ratios (FARs), based on net acreage for non-residential uses. An FAR is a ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a site with 10,000 square feet of net land area, an FAR of 1.0 will allow 10,000 gross square feet of building floor area. On the same site, an FAR of 2.0 would allow 20,000 square feet; and an FAR of .5 would allow 5,000 square feet.

Residential development may occur at any point within the specified density range. However, in *Table 11* the **mid-point** of the density range has been used to calculate holding capacity in all categories, except Very High Density Residential which is below the mid-point and assumes an average of 30 units per gross acre, based on recently proposed building types.

Non-residential development may occur at any point up to the specified maximum FAR. However, in *Table 11* assumed **average intensities** have been used to calculate holding capacity.

Description of Land Use Categories

Rural Density Residential allows for densities of 0 to 1 unit per acre. This designation provides for single family detached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses. The minimum parcel size allowed for a particular property within this designation will be determined on a case-by-case basis, but may range from 1 to 100 acres. Factors to be used in determining the minimum parcel size include, but are not limited to, the existing pattern of parcelization in the immediate area, historical subdivision patterns, the potential for disruption of agricultural productivity, and environmental considerations. Where a property designated "Rural Density Residential" lies within the planning

area of a city, as defined in that city's general plan, consideration will be given to the density allowed under the city's general plan designation.

Low Density Residential allows for densities of 1.0 to 4.0 units per acre. This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, limited agricultural uses (e.g., nurseries, orchards, field crops), community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

Medium Density Residential allows for densities of 4.1 to 8.0 units per acre. This designation provides for single family detached and attached homes, multiple family residential units, group quarters, public and quasi-public uses, limited agricultural uses (e.g., nurseries, orchards, field crops), community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

Medium/High Density Residential allows for densities of 8.1 to 12.0 units per acre. This designation provides for single family detached and attached homes, multiple family residential units, group quarters, public and quasi-public uses, community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

High Density Residential allows for densities of 12.1 to 25.0 units per acre. This designation provides for single family detached and attached homes, multiple family residential units, group quarters, public and quasi-public uses, community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

Very High Density Residential allows for densities of 25.1 units to 75.0 units per acre. This designation provides for single family attached homes, multiple family residential units, group quarters, public and quasi-public uses, community and neighborhood commercial uses (e.g., retail stores on sites up to 15 acres, with a maximum of .4 FAR), neighborhood support uses (e.g., child care facilities with a maximum of .4 FAR), and similar and compatible uses.

Major Commercial allows for a maximum building intensity of .6 FAR, except within 1/4 mile of a BART station or within downtown commercial areas where a maximum building intensity of 2.0 FAR is allowed. This designation provides for retail and wholesale commercial uses, offices, public and quasi-public uses, and similar and compatible uses.

Industrial allows for a maximum building intensity of .4 FAR except within 1/4 mile of a BART station or within downtown commercial areas where a maximum building intensity of 1.0 FAR is allowed. This designation provides for industrial parks, warehouses, light and heavy

manufacturing, assembly, storage, low intensity office uses, public and quasi-public uses, and similar and compatible uses.

Mixed Use allows for a maximum building intensity of .5 FAR except within 1/4 mile of a BART station or within downtown commercial areas where a maximum building intensity of 2.0 FAR is allowed. This designation provides for offices, light industrial, retail and wholesale commercial, high density residential (with densities of 12.1 to 25.0 units per acre), public and quasi-public uses, and similar and compatible uses.

Major Public allows for a maximum building intensity of .6 FAR. This designation provides for government-owned regional and subregional facilities such as hospitals, jails, colleges, civic centers, and similar and compatible uses.

Major Parks allows for a maximum intensity of .02 FAR. This designation provides for existing and planned public parks, open space, and recreational uses including community, subregional, and regional facilities.

Large Parcel Agriculture allows for a minimum parcel size of 100 acres and a maximum building intensity of .01 FAR except in areas supporting greenhouses where a maximum building intensity of .1 is allowed. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual compatibility, and public services. Additional residential units may be allowed if they are occupied by farm employees required to reside on-site. This designation provides for low intensity agriculture (such as alfalfa, cattle and horse grazing), high intensity agricultural uses (such as row crops and vineyards), agricultural processing facilities, limited agricultural support service uses (such as barns, animal feed facilities, silos, stables, fruit stands, and feed stores), secondary residential units, visitor-serving commercial facilities (such as wineries, bed and breakfast inns), recreational uses, public and quasi-public uses, solid waste landfills and related waste management facilities, quarries, windfarms and related facilities, utility corridors, other industrial uses appropriate for remote areas and determined to be compatible with agriculture, and similar and compatible uses. Special Uses may apply in South Livermore as defined in "South Livermore Policies" at the end of this plan.

Resource Management allows for a minimum parcel size of 100 acres and a maximum building intensity of .01 FAR except in areas supporting greenhouses where a maximum building intensity of .1 is allowed. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual compatibility, and public services. This designation provides for agricultural uses, recreational uses, habitat protection, watershed management, public and quasi-public uses, areas typically unsuitable for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally sensitive features, secondary residential units, active sand and gravel and other quarries, reclaimed quarry lakes, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses, reclamation pits, and public use areas. This designation is intended mainly for land

designated for long-term preservation as open space but may include low intensity agriculture, grazing, and very low density residential use.

Urban Reserve allows for a minimum parcel size of 100 acres and a maximum building intensity of .01 FAR. One single family home per 100-acre parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building envelope location, visual compatibility, and public services. This designation provides for low intensity agriculture, public and quasi-public uses, active sand and gravel and other quarries, reclaimed quarry lakes, utility corridors, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses, reclamation pits, public use areas, and potential development areas. Urban Reserve provides potentially developable land beyond what is needed to accommodate projected growth during the planning period thereby creating flexibility in the siting of development and stabilizing land costs. Any potential effect of future development on lands designated as Urban Reserve, including but not limited to effects on holding capacity of the plan and infrastructure capacity, shall be analyzed at the time of a general plan amendment application and associated environmental review.

Water Management Lands allows for a minimum parcel size of 100 acres and a maximum building intensity of .01 FAR. One single family home per parcel is allowed provided that all other County standards are met for adequate road access, sewer and water facilities, building location, visual compatibility, and public services. This designation provides for active sand and gravel quarries, reclaimed quarry lakes, watershed lands, arroyos, and similar and compatible uses. Sand and gravel quarries allow a range of uses including sand and gravel processing, associated manufacturing and recycling uses, reclamation pits, public use areas, and potential development areas. *Note: See individual reclamation plans for specific uses, planned public access, development, and quarry areas. Quarry lakes currently are used for quarrying operations as an interim use and are not open to the public but may be in the future. Watershed lands generally are not open to the public but serve as passive open space and are protected from development. Arroyos are typically used for flood control and may be accessible for public use.*

Description of Land Use Diagram

The East County Area Plan Land Use Diagram (inserted separately) illustrates proposed East County land uses. The land uses conform to the categories described in the previous section.

Transportation Systems

General Transportation

Goal: To create and maintain a balanced, multi-modal transportation system that provides for the efficient and safe movement of people, goods, and services.

Policies

Policy 164: The County shall allow development and expansion of transportation facilities (e.g., streets and highways, public transit, bicycle and pedestrian paths, airports, etc.) in appropriate locations inside and outside the **Urban Growth Boundary** consistent with the policies and Land Use Diagram of the *East County Area Plan*.

Policy 164A: The County shall assign priority in funding decisions to arterial and transit improvements that would improve local circulation, and to improvements that would facilitate movement of commercial goods. Improvements that would expand the capacity of the Altamont Pass and Vasco Road **gateways** leading into the planning area from San Joaquin and Contra Costa Counties would be inconsistent with the policies of this plan. This policy shall not preclude the County from supporting or approving any rail projects or improvements required for roadway safety.

Policy 165: The County shall cooperate with cities and regional agencies to design **transportation facilities** and programs to accommodate *East County Area Plan* land uses.

Policy 166: The County shall adhere to provisions of the Regional Transportation Plan, **Countywide Transportation Plan**, and County Congestion Management Program.

Policy 167A: The County shall require that all new development in areas that are unincorporated as of the adoption of the *East County Area Plan* shall contribute their fair share towards the **costs** of transportation improvements shown on the Transportation Diagram, subject to confirmation in subsequent traffic studies, as a condition of project approval.

Policy 168: The County shall work with the Tri-Valley Transportation Council in developing a **subregional transportation fee** to help finance unfunded transportation improvements in the Tri-Valley area.

Policy 168A: The County shall support the existing **Congestion Management Agency** policy that allocates transportation funding on the basis of population.

Implementation Programs:

Program 73: The County shall work with the **Tri-Valley Transportation Council** and cities to revise general plan circulation elements according to traffic monitoring results.

Program 74: The County shall work with **adjacent counties** to share land use and transportation information and transportation modeling results.

Transportation Demand Management

Goal: To reduce East County traffic congestion.

Policies

Policy 169: The County shall seek to minimize traffic congestion levels throughout the East County street and highway system.

Policy 170: The County shall seek to minimize the total number of **Average Daily Traffic (ADT)** trips throughout East County.

Policy 171: The County shall seek to minimize peak hour trips by exploring new methods that would discourage peak hour commuting and single vehicle occupancy trips.

Policy 172: The County shall develop **Deficiency Plans** in accordance with Congestion Management Program (CMP) guidelines as a means to proactively address potential problems before they occur. Where projected congestion affects more than one jurisdiction, or where the origin of congestion is in one jurisdiction but is anticipated in another, the County shall seek cooperation in developing inter-agency Corridor Management Agreements with the other jurisdictions.

Policy 173: The County shall **monitor** traffic levels according to *East County Area Plan* and Congestion Management Program objectives.

Policy 174: The County shall promote the use of **transit**, ridesharing, bicycling, and walking, through land use planning as well as transportation funding decisions.

Policy 175: The County shall require major projects (*see definition in Table 1*) to include features that promote the use of transit, bicycle, and pedestrian systems. These features could include bus turnouts, interconnected bicycle and pedestrian paths and sidewalks, and **pedestrian-accessible features** such as convenient local-serving retail and service uses (e.g., child care, neighborhood grocery stores, laundromats).

Policy 176: The County shall require new non-residential developments in unincorporated areas to incorporate **Transportation Demand Management (TDM)** measures and shall require new residential developments to include site plan features that reduce traffic trips such as mixed use development and transit-oriented development projects.

Policy 177: The County shall work with cities and the Congestion Management Agency to coordinate **land use impact analyses**.

Implementation Programs:

Program 75: The County shall include in its biennial **monitoring report** an evaluation of traffic levels according to *East County Area Plan* and Congestion Management Agency objectives for Level of Service (LOS), Average Daily Traffic (ADT), Single Occupant Vehicle (SOV), and Vehicle Miles Travelled (VMT), using the Tri-Valley Transportation Model. The County shall work with the Tri-Valley Transportation Council and cities to review and consider the results of traffic monitoring.

Program 76: The County shall work with the Tri-Valley Transportation Council to develop a **Tri-Valley Transportation Impact fee** and/or funding share for needed roadway improvements not completely funded by other sources.

Streets and Highways

Goal : *To complete County-planned street and highway improvements which are attractively designed to integrate pedestrian and vehicle use.*

Policies

Policy 178: The County shall work with Caltrans to improve the interstate and state highway systems and the County road system according to the **street classifications** shown on the *East County Area Plan* Transportation Diagram (*see Figure 6*), consistent with policy 164A.

Policy 179: The County shall ensure that new development pays for roadway improvements necessary to mitigate the exceedance of traffic Level of Service standards (as described below) caused directly by the development. The County shall further ensure that new development is phased to coincide with roadway improvements so that (1) traffic volumes on intercity arterials significantly affected by the project do not exceed **Level of Service D** on major arterial segments within unincorporated areas, and (2) that traffic volumes on Congestion Management Program (CMP) designated roadways (e.g., Interstate Highways 580 and 680 and State Highway 84) significantly affected by the project do not exceed Level of Service E within unincorporated areas. If LOS E is exceeded, Deficiency Plans for affected roadways shall be prepared in conjunction with the Congestion Management Agency. LOS shall be determined according to

Congestion Management Agency adopted methodology. The County shall encourage cities to ensure that these Levels of Service standards are also met within unincorporated areas.

Policy 180: The County shall require **traffic impact studies** for all detailed development plans (e.g., specific plans) and major projects (*see definition in Table 1*) to determine compliance with Level of Service standards.

Policy 181: The County shall design and locate intercity arterials to minimize impacts on adjacent uses and provide adequate **local access** to encourage local trips and reduce dependence on freeways. The County shall provide for street rights-of-way that are large enough to accommodate landscaping and street furniture such as bus shelters and light standards to maximize attractiveness to pedestrians, and where appropriate, to accommodate transit corridors.

Policy 181A: The County shall oppose the construction of the privately sponsored "**Mid-State Toll Road**" within the Sunol-Antioch Corridor.

Policy 182: The County shall condition development approvals to require setbacks, landscaping, soundwalls, and other methods to protect **adjacent land uses** from traffic noise on East County arterials.

Policy 183: The County shall allow reductions in **roadways widths** (*see Table 13*) in areas of complex topography, sensitive resources, or scenic value.

Implementation Programs:

Program 77: The County shall work with the Federal Highway Administration, Caltrans, Metropolitan Transportation Commission (MTC), the County Congestion Management Agency (CMA), the Tri-Valley Transportation Council, and local agencies to fund and construct needed street, highway, and **interchange improvements** (*see Figure 7*), consistent with policy 164A.

Public Transit

Goal : To increase investment in and use of transit.

Policies

BART, Light Rail, and Bus Transit

Policy 184: The County shall support **investment in transit** as an alternative to automobile-intensive transportation improvements.

Policy 185: The County shall work with transit providers to complete **transit improvements** to meet the demand for existing and future development.

Policy 185A: The County shall promote opportunities (1) to develop **trunkline transit service** to serve local trips between Major New Urban Developments, regional job centers, major shopping areas, Las Positas College, major recreational destinations, South Livermore Wine Country, and East Dublin BART, and (2) to develop feeder transit service between East Dublin BART stations and major East County job centers to facilitate commuting from west Alameda County.

Policy 186: The County shall encourage high-intensity development in locations convenient to **public transit** facilities and along transit routes.

Policy 187: The County shall support construction of a light rail or other transit system along either the **I-680 corridor** or the former Southern Pacific San Ramon branch line, or a combination of each, from Pleasanton to Walnut Creek, and, if feasible, along the County's Transportation Corridors and remaining Southern Pacific rail line from Tracy to Fremont, and rail extension of the BART system along the **I-580 corridor**.

Policy 188: The County shall work with transit providers to maintain and expand **bus service** to meet projected demand, including special routes and exclusive lanes for buses.

Policy 189: The County shall encourage BART to locate new **BART stations** in areas that can be developed at high densities and intensities to maximize transit patronage.

Policy 189A: The County shall encourage BART to extend service to the **Livermore area** by the year 2010. This could be facilitated by including a portion of the costs of the rail extension to the planned Livermore stations using funds to be collected from the proposed subregional transportation fee being developed by the Tri-Valley Council.

Policy 190: The County shall require all new development to pay its fair share of the costs of meeting East County **transit** needs.

Policy 191: The County shall promote development of transit connections (e.g., **shuttle buses**) between BART stations and East County communities.

Policy 192: The County shall work with transit providers to address the special travel needs of the elderly, young, handicapped, and economically disadvantaged in public transit systems. The County shall support efforts of the Contra Costa and Alameda Counties' **Paratransit** Coordinating Councils to coordinate the provision of paratransit services between the two counties.

Policy 192A: The County shall encourage **transit providers** to serve routes linking schools, after-school child care facilities, libraries, parks, and recreational sites to facilitate mobility of school-age children.

Implementation Programs:

Program 78: The County shall work with East County cities to designate high density and **high-intensity uses** along major arterials and within walking distance of transit stops. The County shall work with cities to designate land near proposed BART stations for high density residential uses and personal services (e.g., child care).

Bicycle and Pedestrian Paths

Goal: *To include a comprehensive network of bicycle and pedestrian paths in the local and subregional transportation network.*

Policies

Policy 193: The County shall create and maintain a safe, convenient, and effective **bicycle system** that maximizes bicycle use.

Policy 194: The County shall create and maintain a safe and convenient **pedestrian system** that links residential, commercial, and recreational uses and encourages walking as an alternative to driving.

Policy 195: The County shall support construction of **multiple use trails** (e.g., pedestrian and bicycle uses) along the "Iron Horse" (*see definition in Table 1*) and the Altamont Pass Southern Pacific rights-of-way only with assurances that public transit use will also be provided within the corridor.

Policy 196: The County shall require that circulation and site plans for individual developments **minimize barriers** to access by pedestrians, the disabled, and bicycles (e.g., collectors or arterials separating schools or parks from residential neighborhoods).

Implementation Programs:

Program 79: The County shall work with the East Bay Regional Park District and the Livermore Area Recreation and Park District to complete a **regional trail system** consistent with their respective Master Plans and shall work with Zone 7 to complete the trail system identified in its Arroyo Management Plan.

Program 80: The County shall work with East County cities, bicycle advocacy groups, and local employers to develop an East County **Bicycle Plan**. This plan shall include components such as road/street improvements (e.g., bike lanes, traffic signal detector loops for bicycles, etc.), facilities for bicycle commuters (e.g., showers, bicycle lockers, etc.) and shall encourage employers to provide programs (e.g., employer-based bicycle clubs, effective cycling and safety training seminars, etc.) that promote bicycling as a viable commute alternative. The Bicycle Plan shall also include a capital improvement program component.

Scenic Highways

Goal: To preserve and enhance views within scenic corridors.

Policies

Policy 197: The County shall manage development and conservation of land within East County **scenic highway corridors** to maintain and enhance scenic values.

Implementation Programs:

Program 81: The County shall update the **Scenic Route Element** of the General Plan to include a revised list of scenic corridors within East County.

Aviation

Goal: To ensure the efficient, safe, and economically beneficial operation of the Livermore Municipal Airport.

Policies

Policy 198: The County shall recognize the **Livermore Municipal Airport** as an important regional facility and shall promote its continued use as a general aviation facility for local-serving and business use.

Policy 199: The County shall require that, where conflicts between a new use and the airport that could interfere with the airport's operations are anticipated, the burden of **mitigating** the conflicts will be the responsibility of the new use.

Description of Transportation Standards

The number of lanes required for various segments of all inter-city arterials within East County are shown in *Table 12*. Typical lane and right-of-way requirements are shown in *Table 13*.

Description of Transportation Diagram

The Transportation Diagram (*see Figure 6*) illustrates the long-range improvements needed to accomodate development shown in the Land Use Diagram.

The alignment and classification of existing and proposed highways and major arterials are shown in the Transportation Diagram. Within city general plan planning areas, alignments for arterials and collectors are consistent with those contained in the respective city's general plan.

General Services and Facilities

Infrastructure and Services

Goal: To provide infrastructure and services necessary to accommodate East County holding capacities in a logical, cost-effective, and timely manner.

Policies

Policy 200: The County shall allow development and expansion of public facilities (e.g., parks and recreational facilities; schools; child care facilities; police, fire, and emergency medical facilities; solid waste, water, storm drainage, flood control, subregional facilities; utilities etc.) in appropriate locations inside and outside the **Urban Growth Boundary** consistent with the policies and Land Use Diagram of the *East County Area Plan*.

Policy 201: Basic **urban services** should normally be provided by cities and other existing public service agencies.

Policy 202: The County shall work with the City of Livermore to provide urban services to serve Major New Urban Development in **North Livermore**. If Livermore chooses not to provide services for such a population, the County shall provide for urban services.

Policy 203: The County shall rely upon the availability of infrastructure as a major determinant of **development phasing**.

Policy 204: Basic **rural services** should normally be provided by Alameda County and other existing service districts.

Policy 205: The County shall continue to provide **rural services** to development within existing rural residential areas including Sunol, Tesla Road, South Livermore, Midway, Mines Road, Little Valley Road, Welch Creek Road, and other rural locations.

Specific Services and Facilities

Park and Recreational Facilities

Goal: To ensure the development of plentiful and well-designed local and regional parks throughout the planning area.

Policies

Policy 206: The County shall support expansion of the existing **regional park system** (*see Figure 9*) according to the recreational facility standards contained in the East Bay Regional Park District (EBRPD) Master Plan, the Livermore Area Recreation and Park District (LARPD) Master Plan, and applicable County specific plans.

Policy 207: The County shall require new developments to provide trails consistent with EBRPD and LARPD **regional trail plans**.

Policy 208: The County shall integrate East County trail plans (*see Figure 9*) with the **California Recreational Trail System**.

Policy 209: The County shall coordinate provision of **regional park facilities** and programs between existing special districts.

Policy 210: The County shall reserve a **regional trail corridor** through the "Chain-of-Lakes" area connecting Del Valle Regional Park with the Tassajara Creek open space corridor.

Policy 210(A): The County shall support the development of **recreation facilities** in close proximity to major employment centers.

Policy 210(B): The County shall encourage Zone 7 to manage the water supply system so as to maintain water at **Shadow Cliffs Regional Recreation Area** at levels compatible with existing recreational facilities, if feasible.

Schools

Goal: *To ensure the development of adequate school facilities to meet the needs of East County residents.*

Policies

Policy 211: The County shall reserve adequate sites for **elementary, middle, and high schools** in unincorporated locations within East County (*see Figure 5*).

Policy 212: The County shall work with school districts and developers to ensure that adequate **school capacity** exists or is planned prior to approving new residential development. The County shall condition the approval of residential development plans on the availability of adequate school facilities to meet the needs of future residents to the extent permitted by law. The adequacy of school facilities shall be based upon reasonable standards for housing students.

Policy 213: The County shall require all new residential developments to pay their fair share of the **costs** of school sites and facilities. The County shall work

with school districts in the planning area to identify, establish, and implement additional measures that may be necessary to adequately finance school facilities.

Policy 214: The County shall support the location of school facilities adjacent to **local parks** and trails and shall support the shared use of school facilities with recreation, child care, and other public uses.

Policy 215: The County shall support the use of special school **funding mechanisms** such as local fees, assessment districts, and bond issues.

Policy 216: The County shall encourage school districts to take actions necessary to qualify for **state school funds**.

Child Care

Goal: To encourage the provision of accessible, well designed, and affordable child care services.

Policies

Policy 217: The County shall support the inclusion of child care centers in major residential and commercial developments and near transit, **community centers**, and schools.

Policy 218: The County shall work with the Economic Development Advisory Board and local resource and referral agencies to promote training for child care providers and employer use of child care benefit and information programs.

Policy 219: The County shall encourage **major employers** to contribute towards child care facilities and/or programs to help attract and maintain a productive work force.

Policy 220: The County shall consider the effects of major development projects on the supply of child care through the **environmental review process**, and shall require mitigation if a significant impact is identified. Mitigation may take the form of providing on-site or off-site facilities; in-lieu fees to provide facilities and/or supplement child care provider training, salaries, or information and referral services; or other measures to address supply, affordability or quality of child care.

Policy 221: The County shall support state and federal **legislation** to promote affordable, safe and high quality child care, and shall advocate for state subsidies to assist children with special needs.

Implementation Programs:

Program 82: The County shall amend the Zoning Ordinance to include **guidelines** for child care centers to ensure compatibility with surrounding neighborhoods.

Program 83: The County shall inform employers of **child care assistance programs** (e.g., dependent care reimbursement, on-site facilities, and referral programs) for employees.

Police, Fire, and Emergency Medical Services

Goal: To ensure the prompt and efficient provision of police, fire, and emergency medical facility and service needs.

Policies

Policy 223: The County shall provide effective **law enforcement**, fire, and emergency medical services to unincorporated areas.

Policy 224: The County shall reserve adequate sites for **sheriff, fire, and emergency medical facilities** in unincorporated locations within East County.

Policy 225: The County shall require new developments to pay their fair share of the costs for providing **police, fire, and emergency medical services and facilities**.

Policy 226: The County shall require Major New Urban Developments to meet the **Level of Service** standards for police, fire, and emergency medical service, as shown in Table 7.

Policy 227: The County shall require that new developments are designed to maximize **safety** and security and minimize fire hazard risks to life and property.

Policy 228: The County shall adhere to the provisions of the Alameda County **Fire Protection Master Plan**.

Policy 229: The County shall limit development to very low densities in areas where police, fire, and emergency medical **response times** will average more than 15 minutes.

Note: See also policies 294 to 300 under Environmental Health and Safety.

Solid Waste Facilities

Goal: *To ensure the safe and efficient disposal or recycling of wastes.*

Policy 230: The County shall coordinate solid and hazardous waste management planning with the **Alameda County Waste Management Authority** and with Authority goals, policies, and plans.

Policy 231: The County shall promote use of solid waste source reduction, **recycling**, composting, and environmentally-safe transformation of wastes.

Policy 232: The County shall support efforts to provide solid waste **resource recovery facilities** and household hazardous waste collection facilities convenient to residences, businesses, and industries.

Policy 233: The County shall encourage development of **innovative technologies** to reclaim contaminated soils and sewage sludge.

Implementation Programs:

Program 84: The County shall identify vendors who can supply **recycled products** to County departments, and shall establish vendor procurement criteria of minimum percentage recycled material products for inclusion in the County purchasing guidelines.

Program 85: The County shall amend the **Zoning Ordinance** as necessary to conditionally allow solid waste resource recovery facilities and household hazardous waste collection facilities in locations convenient to residences, businesses and industries.

Program 86: The County shall amend the **Zoning Ordinance** as necessary to conditionally allow **soil treatment facilities** and co-composting in conjunction with existing landfill sites or on other appropriate locations.

Program 87: The County shall amend the **Zoning Ordinance** as necessary to specifically recognize **bio-remediation** of contaminated soils and co-composting of sewage sludge as industrial processes which can take place in industrial areas of the County as a permitted or conditionally permitted land use.

Water

Goal: *To provide an adequate, reliable, efficient, safe, and cost-effective water supply to the residents, businesses, institutions, and agricultural uses in East County.*

Policy 234: The County shall work with the Alameda County Flood Control and Conservation District (Zone 7), local water retailers, and cities to develop a comprehensive water plan to assure effective management and long-term allocation of water resources, to develop a contingency plan for potential short-

term water shortages, and to develop uniform water conservation programs. The water plan should include a groundwater pump monitoring and cost allocation system in order to facilitate groundwater management and to recover the cost of purchased water stored in the groundwater basin. In developing this plan, the East Bay Regional Park District (EBRPD) shall be consulted regarding potential direct or indirect effects of water use on EBRPD recreation facilities.

Policy 235: The County shall encourage Zone 7 to pursue **new water supply** sources and storage facilities to serve East County holding capacity projections.

Policy 236: The County shall approve new development contingent on verification that an adequate **long-term water supply** can be provided to serve the development. The County shall encourage developers of Major New Urban Development to seek new sources of water to supplement existing sources so that there will be sufficient water for smaller infill projects.

Policy 237: The County shall encourage Zone 7 and local water retailers to require new development to pay the **full cost** of securing, conveying, and storing new sources of water.

Policy 238: The County shall encourage Zone 7 to maximize use of the **Chain-of-Lakes** for water supply development and groundwater management. Zone 7 is encouraged to stage implementation of the system so that each component may be utilized as it becomes available.

Policy 239: The County shall discourage water service retailers from constructing new water **distribution infrastructure** which exceeds future water needs based on the buildout projections of the *East County Area Plan*.

Policy 240: The County shall support more efficient use of water through such means as **conservation and recycling**, and shall encourage the development of water recycling facilities to help meet the growing needs of East County.

Policy 241: The County shall encourage Zone 7, water retailers, and cities to sign the California Urban Water Conservation Council's Memorandum of Understanding which binds parties to implement **Best Management Practices** where feasible.

Policy 242: The County shall include **water conservation measures** as conditions of approval for subdivisions and other new development.

Policy 243: The County shall require major projects (*see definition in Table 1*) to mitigate projected **water consumption** by applying one or more Best Management Practices that reduce water consumption off-site.

Policy 244: The County shall encourage the efficient use of water for landscape irrigation, vineyards and other **cultivated agriculture**. To this end, the County

shall encourage the use of recycled water, treated by the reverse osmosis or other process and meeting groundwater basin standards set forth by the Regional Water Quality Control Board, for agricultural irrigation.

Policy 245: The County shall encourage Zone 7 and the water retailers to require separate service connections and meters where large quantities of water are used for special purposes such as golf courses and landscape irrigation so that consumption of water for these uses can be managed in times of drought. To this end, the County shall, if feasible, require the use of recycled water for golf courses and shall encourage use of recycled water for non-residential landscaping, irrigated agriculture, and groundwater recharge in accordance with Regional Water Quality Control Board adopted standards.

Policy 245A: The County shall require Major New Urban Development to incorporate a recycled water distribution system as part of their facilities plan. Other major projects including golf courses shall also meet this requirement, if feasible.

Policy 245B: The County shall continue to seek alternative methods for economic reuse of wastewater in addition to those already considered.

Implementation Programs:

Program 88: The County Board of Supervisors shall sign the California Urban Water Conservation Council's **Memorandum of Understanding** which binds parties to implement Best Management Practices where feasible.

Program 89: The County shall work with appropriate agencies (e.g., County Agricultural Commission, Soil Conservation Service, and the University of California Experimental Station) to provide farmers with information about **water conserving agricultural practices**.

Program 90: The County shall prepare and adopt a **water supply ordinance** that provides for the distribution of recycled water in designated areas. Areas to be considered for designation should include the South Livermore Valley.

Sewer

Goal: *To provide efficient and cost-effective sewer facilities and services.*

Policies

Policy 246: The County shall encourage the Tri-Valley Wastewater Authority (TWA) to complete as soon as possible a viable **export system** for urban wastewater.

Policy 246A: The County shall work with TWA and other East County jurisdictions to ensure that additional export capacity and/or reclaimed water capacity is allocated so that the ECAP development pattern can occur.

Policy 246B: The County shall consider the potential impacts of the proposed TWA export project on the future ability to provide large-scale use of recycled water, prior to approval of the export project.

Policy 246C: The County shall consider the cost of the proposed TWA export project, in comparison to the estimated cost of a recycled water program, prior to committing to the export project.

Policy 247: The County shall continue to pursue adequate sewage export capacity for unincorporated residential, commercial, and industrial development, consistent with the East County Area Plan, through participation in the Tri-Valley Wastewater Authority or by other means.

Policy 248: The County shall require that the design of large-scale urban development utilizing TWA facilities take into account **equalization basins** for storage of untreated wastewater during wet weather periods.

Policy 249: The County shall encourage development of **water reclamation** facilities, where feasible, in order to reduce wastewater export and to provide additional water to help meet the growing needs of the East County.

Policy 250: The County shall promote the use of **reverse osmosis** wastewater treatment and other recycling technologies at the Livermore Treatment Facility and other locations.

Policy 251: The County shall not approve new **rural residential** development utilizing septic tanks over the groundwater basin on lots of less than five acres. If clusters of five or more rural residences are proposed for areas of less than 100 acres, special hydrologic studies may be required.

Policy 252: The County shall support Zone 7's policy which discourages commercial and industrial development using **septic tanks**.

Policy 253: The County shall require that all new discrete wastewater treatment plants be operated and maintained by a public agency, and that sufficient funds for long-term operation and maintenance are assured.

Policy 253A: The County shall condition the approval of new development on verification that adequate wastewater treatment and export and/or reclamation capacity exists to serve the development.

Policy 254: The County shall require new development to pay its fair share of the costs of East County planned sewer system improvements including treatment, distribution, and export.

Implementation Programs:

Program 91: The County shall work with cities and special districts to develop an East County **Master Infrastructure Financing Plan** that identifies funding generated by feasible land use development and pools resources from all East County jurisdictions.

Storm Drainage and Flood Control

Goal: To provide efficient, cost-effective, and environmentally sound storm drainage and flood control facilities.

Policies

Policy 255: The County shall work with the Alameda County Flood Control and Water Conservation District (**Zone 7**) to provide for development of adequate storm drainage and flood control systems to serve existing and future development.

Policy 256: The County shall promote **flood control measures** that advance the goals of recreation, resource conservation (including water quality and soil conservation), groundwater recharge, preservation of natural riparian vegetation and habitat, and the preservation of scenic values of the county's arroyos and creeks.

Policy 257: The County shall require new development to pay its **fair share** of the costs of East County storm drainage and flood control improvements.

Policy 258: The County shall regulate new development on a case-by-case basis to ensure that, when appropriate, project storm drainage facilities shall be designed so that peak rate flow of storm water from new development will not exceed the rate of runoff from the site in its undeveloped state.

Policy 259: The County shall support and encourage the design of future flood control projects in a manner that preserves and/or restores and enhances **riparian vegetation**.

Policy 260: The County shall encourage use of natural or nonstructural storm water drainage systems to preserve and enhance the **natural features** of a site.

Policy 260A: The County shall ensure that development proposals within designated dam inundation areas are referred to the Office of Emergency Services

and to appropriate local police departments for evaluation and updating of emergency response and evacuation plans.

Implementation Programs:

Program 92: The County shall initiate a cooperative effort among interested agencies (e.g., County Planning Department, County Public Works, Zone 7, California Department of Fish and Game, East Bay Regional Park District, Livermore Area Recreation and Park District) that will integrate **multi-use objectives** for storm drainage and flood control features.

Program 93: The County shall develop design criteria for on-site flood control features such as **detention and retention ponds** and for stream channels improved for multi-use purposes. Criteria shall address integrating visual and other multi-use concerns into the physical design of flood control features and shall encourage use of permeable materials to enhance on-site percolation.

Program 94: The County shall require new development to set aside sufficient right-of-way and **setback areas** to accommodate multi-use objectives for storm drainage and flood control features. Required rights-of-way and setback areas may exceed the 20 foot setback required under the County's Watercourse Protection Ordinance.

Program 95: The County shall identify the agency responsible for **maintenance** of on-site retention and detention basins prior to project approval.

Program 96: The County shall encourage Zone 7 to include upstream storm water detention measures and or a by-pass channel in its Flood Control Master Plan to reduce or eliminate the need for downstream channel improvements in order to preserve as much of the existing riparian habitat of the Arroyo de la Laguna south of the Bernal Bridge and along Alameda Creek as possible.

Subregional Public Facilities

Goal: *To provide subregional facilities to maintain and improve service levels and the quality of life for existing and future residents.*

Policies

Policy 261: The County shall provide for the development and maintenance of **subregional facilities** such as public hospitals, jails, government offices, libraries and other facilities in East County at a level comparable with other parts of Alameda County.

Implementation Programs:

Program 97: The County shall develop an East County Master **Public Facilities Plan** for public hospitals, jails, government offices, libraries, and other subregional facilities. The Master Plan

shall address the potential for shared use of public facilities, such as joint use of neighborhood parks and school playgrounds.

Program 98: The County shall develop a **subregional facilities** fee to be applied to all new development in East County to finance subregional facilities.

Program 99: The County shall work with cities to include recovery of County **capital facility costs** as part of city growth management programs.

Utilities

Goal: To provide efficient and cost-effective utilities.

Policies

Policy 262: The County shall facilitate the provision of adequate **gas and electric service and facilities** to serve existing and future needs while minimizing noise, electromagnetic, and visual impacts on existing and future residents.

Policy 263: The County shall work with **PG&E** to design and locate appropriate expansion of gas and electric systems.

Policy 264: The County shall require new developments to locate utility lines **underground**, whenever feasible.

Environmental Health

Noise

Goal: *To minimize East County residents' and workers' exposure to excessive noise.*

Policies

Policy 265: The County shall endeavor to maintain acceptable noise levels throughout East County.

Policy 266: The County shall limit or appropriately mitigate new noise-sensitive development in areas exposed to projected noise levels exceeding 60 Db based on the *California Office of Noise Control Land Use Compatibility Guidelines*.

Policy 267: The County shall require noise studies as part of development review for projects located in areas exposed to high noise levels and in areas adjacent to existing residential or other sensitive land uses. Where noise studies show that noise levels in areas of existing housing will exceed "normally acceptable" standards (as defined by the *California Office of Noise Control Land Use Compatibility Guidelines*), major development projects shall contribute their prorated share to the cost of noise mitigation measures such as those described in Program 100.

Implementation Programs:

Program 100: The County shall require the use of noise reduction techniques (such as buffers, building design modifications, lot orientation, soundwalls, earthberms, landscaping, building setbacks, and real estate disclosure notices) to mitigate noise impacts generated by transportation-related and stationary sources as specified in the *California Office of Noise Control Land Use Compatibility Guidelines*.

Air Quality

Goal: *To ensure that air pollution levels do not threaten public health and safety, economic development, or future growth.*

Policies (note: see Table 14 - Land Use and Transportation Policies Facilitating Air Quality Goals)

Policy 268: The County shall strive to meet federal and state **air quality standards** for local air pollutants of concern. In the event that standards are exceeded, the County shall require appropriate mitigation measures on new development.

Policy 269: The County shall coordinate **subregional air quality planning** and mitigation among East County cities using the results of the biennial monitoring report.

Policy 270: The County shall support the Bay Area Air Quality Management District (BAAQMD) in monitoring **air pollutants** of concern on a continuous basis.

Policy 271: The County shall require new development projects to include traffic and **air pollutant reduction** measures to help attain air quality standards. For non-residential projects, these measures could include Transportation Demand Management programs such as ridesharing and transit promotion; for residential projects, these measures could include site plan features to reduce traffic trip generation such as mixed use development and transit-oriented development.

Policy 271A: The County shall require major projects of commercial or industrial nature to include bicycle storage facilities for employees and customers, shower/locker areas, and other facilities identified in the East County Bicycle Plan (*described in Program 80*) for employees that commute using bicycles.

Policy 272: The County shall review the cumulative impact of **proposed projects** for their potential effect on air quality conditions.

Policy 273: The County shall coordinate **air quality planning** efforts with other local, regional and state agencies.

Policy 274: The County shall address air quality as a factor in its Regional Element to assist cities in their **environmental review** procedures.

Policy 275: The County shall require projects that generate high levels of air pollutants, such as manufacturing facilities, hazardous waste handling operations, and drive-through restaurants and banks, to incorporate **air quality mitigations** in their design.

Policy 276: The County shall review proposed projects for their potential to generate **hazardous air pollutants**.

Policy 277: The County shall only approve new air pollution **point sources** such as manufacturing and extracting facilities when they are located away from residential areas and sensitive receptors (*see definition in Table 1*).

Policy 278: The County shall include **buffer zones** within new residential and sensitive receptor site plans to separate those uses from freeways, arterials, point sources and hazardous material locations.

Policy 279: The County shall incorporate the provisions of the Association of Bay Area Government's (ABAG) Bay Area Air Quality Plan and the Bay Area Air Quality Management District's (BAAQMD) Air Quality and Urban Development Guidelines into project review procedures.

Policy 280: The County shall notify cities and the Bay Area Air Quality Management District (BAAQMD) of proposed projects which may significantly affect air quality.

Policy 281: The County shall cooperate with the BAAQMD and California Air Resources Board in their **enforcement** of the provisions of the Clean Air Act, state and regional policies, and established standards for air quality.

Implementation Programs:

Program 101: The County shall include an evaluation of air quality **projections** according to adopted standards in its biennial monitoring report and revise *East County Area Plan* policies accordingly.

Program 102: The County shall work with the BAAQMD and cities to evaluate the results of continuous monitoring at the **Livermore BAAQMD station** for ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, and particulates, to determine compliance with adopted standards.

Program 103: The County shall include evaluation of hazardous air pollutant emissions in **development review** procedures of proposed land uses which may handle, store or transport lead, mercury, vinyl chloride, benzene, asbestos, beryllium, and other hazardous materials.

Water Quality

Goal: To protect and enhance surface and groundwater quality.

Policies

Policy 282: The County shall protect surface and groundwater resources by:

- preserving areas with prime percolation capabilities and minimizing placement of potential sources of pollution in such areas;
- minimizing sedimentation and erosion through control of grading, quarrying, cutting of trees, removal of vegetation, placement of roads and bridges, use of off-road vehicles, and animal-related disturbance of the soil;
- not allowing the development of septic systems, automobile dismantlers, waste disposal facilities, industries utilizing toxic chemicals, and other potentially polluting substances in creekside, reservoir, or high groundwater table areas when polluting substances could come in contact with flood waters, permanently or seasonally high groundwaters, flowing stream or creek waters, or reservoir waters; and,
- avoiding establishment of excessive concentrations of septic systems over large land areas.

Policy 282A: The County shall require Major New Urban Development in North Livermore to include designs for managing surface water and groundwater resources to ensure to the extent feasible that there is no net change in the existing hydrologic conditions of the Springtown valley sink scrub habitat resulting from development in the watershed, unless that change is determined to be beneficial for the habitat in question and not damaging to the water quality of the central groundwater basin.

Implementation Programs:

Program 104: The County shall implement all federal, state and locally imposed statutes, regulations, and orders that apply to storm water quality. Examples of these include, but are not limited to:

National Pollutant Discharge Elimination System (NPDES) stormwater permit issued by the California Regional Water Quality

Control Board (RWQCB) to the Alameda County Urban Runoff Clean Water Program and amendments thereto;

- . State of California NPDES General Permit for Storm Water Discharges (General Industrial Permit, General Construction Permit) and amendments thereto;
- . Coastal Zone Management Act;
- . Coastal Zone Act Reauthorization Amendments;
- . Water Quality Control Plan, San Francisco Bay Basin Region (Basin Plan) and amendments thereto; and
- . Letters issued by the RWQCB under the California Porter-Cologne Water Quality Act.

Program 105: The County shall endeavor to minimize herbicide use by public agencies by reviewing existing use and applying integrated **pest management principles**, such as mowing and mulching, in addition to eliminating or scaling back the need for vegetation control in the design phase of a project.

Program 106: The County shall conform with Alameda County Flood Control and Water Conservation District's (Zone 7) **Wastewater Management Plan** and the Regional Water Quality Control Board's San Francisco Bay Basin Plan.

Environmental Hazards

Soil and Slope Stability

Goal: To minimize the risks to lives and property due to soil and slope instability hazards.

Policies

Policy 283: The County shall encourage Zone 7, cities, and agricultural groundwater users to limit the withdrawal of groundwater in order to minimize the potential for **land subsidence**.

Policy 284: The County shall not permit development within any area outside the Urban Growth Boundary exceeding 25 percent slopes to minimize hazards associated with slope instability.

Seismic and Geologic Hazards

Goal: *To minimize the risks to lives and property due to seismic and geologic hazards.*

Policies

Policy 285: The County shall not approve new development in areas with potential for seismic and geologic hazards unless the County can determine that feasible measures will be implemented to reduce the potential risk to acceptable levels, based on site-specific analysis. The County shall review new development proposals in terms of the risk caused by seismic and geologic activity.

Policy 286: The County, prior to approving new development, shall evaluate the degree to which the development could result in loss of lives or property, both within the development and beyond its boundaries, in the event of a **natural disaster**.

Policy 287: The County shall ensure that new major public facilities, including emergency response facilities (e.g., hospitals and fire stations), and water storage, wastewater treatment and communications facilities, are sited in areas of low geologic risk.

Policy 288: The County shall ensure that major transportation facilities and pipelines are designed, to the extent feasible, to avoid or minimize crossings of active fault traces and to accommodate fault displacement without major damage that could result in long-term disruption of service.

Policy 289: The County shall require development in **hilly areas** to minimize potential erosion and disruption of natural slope stability which could result from grading, vegetation removal, irrigation, and drainage.

Policy 290: The County shall prohibit the construction of any structure intended for human occupancy within 50 feet on either side of the Calaveras, Greenville, or Verona earthquake fault zones as defined by the Alquist-Priolo Earthquake Fault Zoning Act.

Policy 291: The County shall require that buildings be designed and constructed to withstand **groundshaking forces** of a minor earthquake without damage, of a moderate earthquake without structural damage, and of a major earthquake without collapse of the structure. The County shall require that critical facilities and structures (e.g., hospitals, emergency operations centers) be

designed and constructed to remain standing and functional following an earthquake.

Implementation Programs:

Program 107: The County shall delineate areas within East County where the potential for geologic hazards (including seismic hazards, landslides, and liquefaction) warrants preparation of detailed site specific **geologic hazard assessments**. Areas shall be delineated based upon data from published sources and field investigations. Maps shall be maintained and updated as new data become available. These maps shall not be used by the County to determine where hazardous conditions exist, but instead to identify the presence of conditions which warrant further study.

Program 108: The County shall develop detailed **guidelines** for preparation of site-specific geologic hazard assessments. These guidelines shall be prepared in consultation with the County Building Official, the County Engineer, County Geologist, County Counsel, and the County Risk Manager, and shall ensure that site-specific assessments for development requiring discretionary permits are prepared according to consistent criteria.

Flood Hazards

Goal: To minimize the risks to lives and property due to flood hazards.

Policies

Policy 292: The County shall require new residential, public, commercial, and industrial development to have protection from a **100-year flood**.

Policy 293: The County shall endeavor to improve its rating under the **National Flood Insurance** program so that flood insurance premiums for residents in flood areas may be reduced.

Implementation Programs:

Program 109: The County shall continue to participate in activities that prevent or reduce flood impacts to existing and future development as described under the **Community Rating System** program.

Program 110: The County shall periodically review regulatory standards and land use policies pertaining to development in the 100-year flood plain and flood prone areas, including the new development and construction site control component of the County's **Storm Water Management Plan**, and require higher flood protection

standards where appropriate. To this end, the County shall amend the Flood Insurance Ordinance as needed to conform to new flood control standards.

Fire Hazards

Goal: To minimize the risks to lives and property due to fire hazards.

Policies

Policy 294: The County shall limit residential development to very low densities in **high fire hazard zones** as identified by the Fire Hazard Severity Scale (*see definition in Table 1*).

Policy 295: The County shall adhere to the provisions of the Alameda County **Fire Protection Master Plan** and Fire Hazard Mitigation Plan.

Policy 296: The County shall consider, in reviewing development projects and subdivision of agricultural lands, the severity of natural **fire hazards**, potential damage from wildland and structural fires, the adequacy of fire protection services, road access, and the availability of an adequate water supply and pressure.

Policy 297: The County shall require all new homes in rural residential areas that are located in "high" and "very high" fire hazard areas to be sited and designed to minimize risks to life and property.

Policy 298: The County shall support fire service agencies in maintaining and improving existing Insurance Safety Organization (ISO) ratings.

Policy 299: The County shall refer development applications to the **County Fire Patrol**, or local fire district, for review and recommendation.

Policy 300: The County shall require the use of fire resistant building materials, fire-resistant landscaping, and adequate clearance around structures in "high" and "very high" fire hazard areas.

Implementation Programs:

Program 111: The County shall develop wildland fire regulations including **site criteria** building setbacks, construction standards, minimum road widths, maximum road grades, and evacuation routes.

Program 111A: The County shall adopt by ordinance the "Wildland Fire Safety Requirements" contained in the Alameda County Fire Protection Master Plan.

Program 111B: The County shall work with the California Department of Forestry and Fire Protection to designate "very high fire hazard severity zones" in conformance with AB 337 (1992). The County shall ensure that all zones designated as such meet the standards and requirements contained in this legislation.

Program 112: The County shall prepare a comprehensive **wildland fire prevention program** including fuelbreaks, brush management, controlled burning, and access for fire suppression equipment.

Program 113: The County shall prepare a **disaster response plan** for buildings exceeding three stories (or 30 feet, which ever is less), public assembly facilities, and facilities housing dependent populations.

Program 113A: The County shall update and coordinate implementation of its Disaster Management Plan, particularly as it relates to evacuation routes for fire and geologic hazards.

Electromagnetic Fields

Policies

Policy 301: The County shall not approve sensitive uses (e.g., hospitals, schools, and retirement homes) within setbacks recommended by the California Department of Education from sources of electromagnetic fields such as major electrical transmission lines and substations. The County shall also consider appropriate setbacks in siting residential subdivisions based on the best information available at the time.

Implementation Programs:

Program 114: The County shall monitor emerging research concerning electromagnetic fields and develop guidelines to reduce potential impacts. Until more definitive information is available, the guidelines should incorporate the setbacks recommended by the California Department of Education for the siting of new schools near high voltage electrical transmission lines for all sensitive land uses. The County shall periodically revise these guidelines as new information becomes available.

Policies Pertaining to North Livermore

This is a partial list of East County Area Plan policies and programs that specifically pertain to urban development in North Livermore; other general policies throughout the plan related to urban development, transportation, public facilities and services, resource protection, and environmental health and safety are also applicable.

The following policies appear in other sections of this document and are repeated below to assist the reader in locating policies pertaining to development in North Livermore.

Policies:

Policy 11B: The County shall designate the area north of May School Road in North Livermore as **Large Parcel Agriculture** (see Land Use Diagram). Accommodation of future growth past 2010 in this area shall be considered only for that portion of the area that has been located within the Urban Growth Boundary as drawn pursuant to program 1A and only if the following conditions can be met: 1) infrastructure and service standards as defined by ECAP can be achieved; 2) federal air quality standards can be met; and, 3) the need for additional development can be established through the following criteria: (a) at least 80 percent of the land designated for the proposed use within the Urban Growth Boundary has been committed to that use, (b) density and infill goals of the plan have been or are being implemented in a satisfactory manner. Conversion to urban uses for lands that meet the above conditions could occur only after 2010 and would require a general plan amendment.

Policy 24: The County shall support a Major New Urban Development in **North Livermore** with a holding capacity of approximately 12,500 housing units with the precise number of units to be determined when detailed development and open space plans are formulated (*see program 9B*). The Major New Urban Development in North Livermore shall be designed to be a self-sufficient, transit- and pedestrian-oriented, compact community that includes major open space and other public amenities and that will not impose a fiscal burden on the County or cities. The County shall work with the City to consider the annexation of the North Livermore Major New Urban Development to the City of Livermore subject to the City's commitment to the timely and efficient development of this area, including any necessary actions to provide long-term commitments in light of the City's housing implementation program and other land use policies.

Policy 28: The County shall require that developers of Major New Urban Developments (MNUD) contribute toward the goal of fulfilling the ABAG **regional housing goals**. For the East County planning area, these goals are 21% moderate income housing, 15% low income housing, and 21% very low income housing. All MNUD market rate units will be subject to an affordable housing fee. The fees the County collects will be used outside the MNUD towards meeting any portion of the ABAG regional goal not met within the MNUD.

Developers shall build 21% of the units within each MNUD as moderate income units, including owner and rental units. Developers shall also work with the County to provide 15% of the units within each MNUD as a mix of low and very low income units. The County shall work actively with developers to find funding to ensure that these low and very low income units can be built within the MNUD. Developers may coordinate with other for-profit or non-profit developers in the development of these units. Developers may be allowed by the County to dedicate sites within the boundary of the MNUD for low or very low income projects in lieu of paying the affordable housing fee. Specific details in the implementation of these requirements for each MNUD shall be developed as part of its Community Facilities and Development Phasing plan and relevant specific plans.

Policy 29: The County shall approve Major New Urban Developments only if they are consistent with the **performance guidelines** contained in Table 6, the **level of service guidelines** contained in Table 7, and the **urban design guidelines** contained in Table 8, and only if they will not impose a fiscal burden on the County or cities.

Policy 60: The County shall require all new developments, including those resulting from conversion of Urban Reserve, to dedicate or acquire land and/or pay equivalent in-lieu fees to the **Alameda County Open Space Land Trust** and shall encourage the cities to impose similar open space requirements on development in incorporated areas. Detailed development plans (e.g., specific plans) required for each phase of Major New Urban Developments shall include a detailed open space program ensuring the preservation of land for open space use, sufficient funds to manage open space land, and the fair compensation of property owners.

Policy 123: The County shall preserve an **open space corridor** connecting the Bird's Beak Preserve with lands designated "Resource Management." This open space corridor shall vary in width between 50 and 150 feet.

Policy 123B: The County shall designate a zone of approximately 200 yards around the perimeter of the defined **Bird's Beak Preserve** in North Livermore as a Special Management Area. Within this zone, all proposed land uses and project designs shall be evaluated regarding their potential to effect the viability of the Springtown valley sink scrub habitat, and mitigation shall be incorporated into the approval of detailed development plans within this 200 yard zone to avoid the impact. Mitigation may take the form of clustering development to avoid sensitive areas, management practices, land swap with the FCC Monitoring Station, or other appropriate measures.

Policy 133: The County shall ensure that all new uses approved near the Federal Communications Commission (FCC) station in North Livermore are compatible with FCC operations and that development in the vicinity of the FCC station does not expose the public to potential health hazards associated with high-frequency

radio frequency (RF) radiation. Measures to ensure compatibility and safety may include clustering of new development, re-siting of land uses, providing a buffer between new urban uses and the facility, and/or relocation or reconfiguration of FCC facilities.

Policy 179: The County shall ensure that new development pays for roadway improvements necessary to mitigate the exceedance of traffic Level of Service standards (as described below) caused directly by the development. The County shall further ensure that new development is phased to coincide with roadway improvements so that (1) traffic volumes on intercity arterials significantly affected by the project do not exceed **Level of Service D** on major arterial segments within unincorporated areas, and (2) that traffic volumes on Congestion Management Program (CMP) designated roadways (e.g., Interstate Highways 580 and 680 and State Highway 84) significantly affected by the project do not exceed Level of Service E within unincorporated areas. If LOS E is exceeded, Deficiency Plans for affected roadways shall be prepared in conjunction with the Congestion Management Agency. LOS shall be determined according to Congestion Management Agency adopted methodology. The County shall encourage cities to ensure that these Levels of Service standards are also met within unincorporated areas.

Policy 202: The County shall work with the City of Livermore to provide urban services to serve Major New Urban Development in **North Livermore**. If Livermore chooses not to provide services for such a population, the County shall provide for urban services.

Policy 236: The County shall approve new development contingent on verification that an adequate **long-term water supply** can be provided to serve the development. The County shall encourage developers of Major New Urban Development to seek new sources of water to supplement existing sources so that there will be sufficient water for smaller infill projects.

Implementation Programs:

Program 1A: The County shall make every effort, in cooperation with the City of Livermore, to achieve the **permanent protection** of the lands north of May School Road in North Livermore designated as Large Parcel Agriculture through strategic purchases and other land acquisition techniques. A recommendation to the Board of Supervisors regarding the location of the Urban Growth Boundary in this area will follow a two-year planning process during which the County and the City of Livermore and other East County cities will identify and evaluate open space strategies for the permanent preservation in agriculture and/or open space of these lands. The recommended location for the Urban Growth Boundary shall be such that the lands north of the Urban Growth Boundary can be preserved through the use of feasible financial mechanisms. The open space program for this area shall be consistent with the open space objectives of policy 55A and shall be coordinated with the planning process for Major New Urban Development in North Livermore (see program 9B). The County shall determine, within two years from adoption of the *East County Area Plan*, the appropriate location of the Urban

Growth Boundary in the North Livermore area and shall modify Figure 3 of the plan accordingly.

Program 9B: The County and City of Livermore will participate in a **joint planning process** for the development of a specific plan and Development Phasing and Community Facilities Plan for the North Livermore Major New Urban Development. This joint planning process will be funded by the landowners/developers, and include a two-year time-frame for the completion and adoption by the City of Livermore and the County of the jointly-prepared plans. If the City and County adopt the jointly-prepared land use plans within this time period (or such longer period as may be agreed to by the City and the County), the County shall support annexation and development of the project by the City. The specific plan must be consistent with the performance standards included in Tables 6 and 7, and the open space preservation requirements in program 21A, and include an assessment of fiscal impacts on both the City of Livermore and Alameda County, and a marketing analysis. If the City does not, within this two-year period (or such longer period as may be agreed to by the City and the County), adopt a jointly-prepared specific plan and Development Phasing and Community Facilities Plan and take actions necessary to facilitate development of the Major New Urban Development within the City (see policy 24), the County may proceed with the specific plan program in the unincorporated territory.

Program 21A: The County shall work with East County cities to: 1) develop a **comprehensive open space preservation program** for lands outside the Urban Growth Boundary, including land north of the Urban Growth Boundary in North Livermore as established through program 1A, 2) establish priorities and identify feasible mechanisms for acquisition or dedication of land in open space areas identified in policy 55A, and 3) assign responsibility to Major New Urban Developments and other development in the East County for open space preservation. In addition to impact fees on new urban development, the program should consider other land acquisition techniques including dedication of easements in return for development rights and/or bonuses, transfer of development credits, and bonds or other fees/funds for land acquisition.

Policies Pertaining to South Livermore

The East County Area Plan incorporates the South Livermore Valley Area Plan (as adopted by the Board of Supervisors on February 3, 1993) in its entirety. However, the South Livermore Valley Area Plan has been reorganized and in some cases editorially reworded to adapt to the format of the East County Area Plan. The following goals, policies, and programs apply to the South Livermore Valley area, as shown in Figure 9. The South Livermore Valley area has been divided into four subareas, each with guiding land use policies. The subareas are the Ruby Hill Area, the Vineyard Avenue Area, the Alden Lane Area, and the Vineyard Area, as shown in Figure 9. The Ruby Hill and Vineyard Avenue Areas are within the City of Pleasanton, and the Alden Lane Area is within the City of Livermore. Most of the Vineyard Area is presently unincorporated.

Goal: *To take a proactive approach to protect, enhance, and increase viticulture and other cultivated agriculture in the South Livermore Valley.*

Policies:

Policy 302: The County shall encourage the **expansion of cultivated agricultural**, particularly viticultural, use in the South Livermore Valley from the current 2,100 acres to the maximum acreage possible, with a minimum acceptable level of 5,000 acres.

Policy 303: The County shall prohibit **additional development** in the unincorporated portions of the South Livermore Valley unless it will directly further the purpose of expanding and enhancing cultivated agriculture.

Policy 304: The County shall encourage the establishment and permanent protection of existing and new cultivated agriculture, through use of **agricultural easements**, density bonuses, or other means.

Policy 305: The County shall encourage the development of additional sources of **irrigation water** for vineyards and other cultivated agriculture by investigating wastewater reclamation and development of other supply and delivery resources, and by encouraging Zone 7 to consider developing a pump monitoring and cost allocation system to cover the cost of new water in the event that additional supplies are needed.

Implementation Programs:

Program 115: Within the Vineyard Area, the County shall retain existing **parcel size** regulations as specified in the Alameda County Zoning Ordinance for the Agricultural (A) District, as of January 1, 1991, which normally set a 100 acre minimum per residence and permit agricultural uses that are compatible with the promotion of the area as a Wine Region. The County shall retain **agricultural worker housing** as a conditional use on parcels greater than 100 acres.

Program 116: The County shall establish a "**Cultivated Agriculture Overlay District**," or equivalent, coterminous with the Vineyard Area shown in Figure 9. Permitted and accessory uses normally allowed under the A (Agricultural) District shall be restricted to preclude incompatible uses within the Overlay District. The Overlay District base density shall be 100 acres per homesite. A **density bonus** of up to four additional homesites per 100 acres (or a fraction thereof) may be granted for lands if and only if (1) the applicant can demonstrate that the density bonus will contribute substantially to the goal of promoting viticulture or other cultivated agriculture and (2) if the land meets the criteria described below. The Overlay District shall specify the procedure by which the applicant may qualify for the density bonus. Prior to obtaining the density bonus, each application shall require review by Alameda County to determine conformance with the following minimum environmental and site design criteria:

- a. The applicant must show, to the satisfaction of the County, that **adequate water supplies** are available to the proposed parcels for both domestic and irrigation needs, and that all proposed homesites can be served by **individual septic systems**. The County shall consult with the appropriate water purveyor.
- b. The applicant must provide evidence that the area has been surveyed by a qualified biologist to locate any potential plant or wildlife **species of concern**, and that a mitigation plan has been developed to protect any sensitive or unique environmental characteristics, such as oak groves, riparian areas, or species of concern.
- c. The applicant must guarantee that a minimum of 90% of the parcel shall be permanently set aside for viticulture or other **cultivated agriculture**, that the set-aside acreage shall be planted in wine grapes or other cultivated agriculture, and that provisions are in place that will ensure its continued cultivated agricultural use, such as agricultural conservation easements, or other equivalent means. At the discretion of the County, minor portions of a parcel included within the 90% permanent dedication area may be excluded from the cultivation requirement to preserve environmentally sensitive areas such as wetlands, arroyos, slopes in excess of 25%, oak groves, or areas with unique environmental characteristics. Agricultural operations that could be potentially high sources of nitrates, such as horse farms or cattle feed lots, shall be discouraged.
- d. The applicant must provide evidence that cultivated agriculture resulting from this program will be maintained for a minimum of eight years, through use of CC&Rs, evidence of a long-term **maintenance contract** with an experienced farm operator, or other means. Agricultural practices that minimize excess nitrate loading and utilize proper erosion and dust control shall be encouraged. Water conserving best management practices, including the use of drip irrigation, shall be required wherever feasible.
- e. The applicant must pay city or county fees then in place for such properties, such as, but not limited to, **in-lieu affordable housing fees** and school fees.

- f. The applicant must mitigate potential residential/agricultural conflicts by including a clause in the sales contract of each home referencing the Alameda County **Right to Farm** ordinance and indicating that the residence is located near an agricultural operation and that the homeowner recognizes that the property may be subject to noise, dust, odors, night operations, or other impacts resulting from the operation.
- g. The applicant must meet the following **site development review** standards:
 - i. Parcels that include, or are adjacent to, **arroyos** shall maintain a minimum 100 foot uncultivated and undeveloped buffer, as measured from top of bank.
 - ii. **Building site envelopes** for homes and ancillary uses shall be designated on the 10% portion of the parcel outside the required 90% set aside for agricultural areas, as described above. Building site envelopes shall not exceed 25% slope. Parcel lines and building envelopes shall be sited to maximize productive use of the land for intensive cultivated agriculture. Building envelopes shall be located outside of FEMA-designated floodplain areas, and shall be located a minimum of 100 feet from roadways, and a minimum of 200 feet from major roadways, unless site-specific noise studies are conducted that show that State noise guidelines can be met. Building envelopes located within areas known to be subject to landslide or seismic hazards shall require site-specific geotechnical studies to ensure that structures can be safely constructed.
 - iii. New development shall be designed to **minimize risks** to life and property through the implementation of the provisions of the Alameda County Fire Protection Master Plan.
 - iv. The location of building envelopes, parcel lines or cultivated agriculture shall not conflict with or preclude proposed **LARPD trails**.
 - v. Any **historical structures** on-site shall be preserved and/or reused, wherever feasible, and the project shall be designed to ensure that new development will not disturb any known or potential archaeological sites.

Program 117: The County may **expand** the Vineyard Area, upon landowner request, provided that a candidate parcel or group of parcels meet the following criteria:

- a. It is **contiguous** to the existing boundary.
- b. It contains at least **forty acres** less than 25% in slope.

- c. The applicant demonstrates the parcel's **significant agricultural potential**.
- d. The applicant submits a **Planned Development (PD) District** application satisfying the Vineyard Area criteria contained in programs 115, 116, 118, 120, 121, and 123 above.

Goal: *To promote the South Livermore Valley as a unique and historic Wine Region.*

Policies:

Policy 306: The County shall encourage the development of **additional wineries** with a range of sizes, and other wine-country uses that promote the South Livermore Valley as a premier wine-producing area.

Policy 307: The County shall encourage the **promotion** of the South Livermore Valley as a premier wine-producing center by encouraging appropriate tourist attracting and supporting uses, such as bed and breakfast establishments, bicycle and equestrian facilities, a conference center, a wine museum, or other uses., and by establishing clear, well-signed travel corridors from major highways to the area.

Policy 308: Merged with policy 307 above.

Implementation Programs:

Program 118: The County shall limit **new commercial uses** within the Cultivated Agricultural Overlay District to appropriate small-scale uses that promote the area's image as a wine region, subject to issuance of a **conditional use permit**. To this end, the County shall develop a full list of conditionally-permitted commercial uses and standards. New commercial uses proposed as part of a bonus density application should be limited to the 10% maximum area of each parcel not dedicated to cultivated agriculture, subject to appropriate coverage limitations, and should be sited to maximize efficient use of cultivated lands. Wineries and small bed-and-breakfast establishments are examples of appropriate commercial uses. Bed-and-breakfast establishments shall be limited to existing homes or homes permitted under the *South Livermore Valley Area Plan*; construction of separate additional structures shall not be permitted. The County shall require that proponents of new commercial development in rural areas show, to the satisfaction of the County and Zone 7, that development can be adequately served by a septic system and that adequate water supplies are available for commercial needs.

Program 119: The County shall encourage appropriate design, landscaping and signage to establish **Greenville Road**, between I-580 and East Avenue, the future **Isabel Avenue alignment**, between I-580 and Vallecitos Road, and roadways between I-680 and Vallecitos Road, via **downtown Pleasanton and Vineyard Avenue** as important "wine region corridors" as development occurs. Existing land use designations and policies shall be retained.

Goal: To discourage and minimize development on lands with existing vineyards and on lands suitable for viticulture.

Policies:

Policy 309: The County shall strongly discourage the non-renewal or early termination of **Williamson Act contracts** in the South Livermore Valley. County agricultural preserve guidelines and individual contracts may be modified to specifically accomplish the objectives of preserving and promoting agriculture, in conformance with *South Livermore Valley Area Plan* policies.

Implementation Programs:

Program 120: The County shall prohibit the **subdivision of existing vineyards** within the Cultivated Agricultural Overlay District if such subdivision results in a net loss of vineyards within the subdivided parcel and shall limit such subdivision to a **maximum of 100 acres** per year to maintain a market for new vineyards on presently uncultivated lands. The County shall allow the density bonus if new home sites on parcels with existing vineyards are located so that **no vineyards are destroyed or divided**, while still meeting minimum parcel size requirements of Zone 7 and the Williamson Act. If new homes, roads and other structures cannot be sited without the loss of existing vineyards, the density bonus shall be allowed only if an equivalent vineyard acreage to that lost be planted and placed under easement within the subdivided parcel.

Program 121: The County shall require that any subdivision of **existing vineyards** include provisions for any needed **improvements** to bring existing vineyard stock up to current industry standards for production, quality and resource use, including water and soil. Prior to subdivision approval the County shall require that improvements to existing vineyards be made, based on the recommendations of an experienced viticulturalist following an inspection to ascertain vineyard health, vigor, productivity, and resource use.

Goal: To direct development and development speculation away from productive and potentially productive agricultural land, particularly that land classified as having the better quality soil for grapes.

Policies:

Policy 310: The County shall create a **land trust** to permanently protect productive and potentially productive cultivated agricultural lands in the South Livermore Valley.

Policy 311: The County shall encourage Livermore and Pleasanton to adopt policies and programs establishing other **sources of funds** for the Agricultural Land Trust, such as fees on appropriate development outside of the South Livermore Valley.

Implementation Programs:

Program 122: The County shall establish a **South Livermore Valley Agricultural Land Trust** as an autonomous non-profit corporation with Federal and State tax-exempt status. Alameda County, the City of Pleasanton, and the City of Livermore shall have appointment authority to the Trust Board of Directors. The Trust shall be enabled to purchase or accept donations of lands in the South Livermore Valley, in fee or easement, that will further the goals of the *South Livermore Valley Area Plan*, with reconveyance subject to unanimous agreement by the Board of Directors. Agricultural mitigation funds required to be paid by the Ruby Hill development, other future urban development in the South Livermore Valley, and other appropriate sources shall be used to fund Trust purchases.

Standards and priorities for acquisition of land or easements for the Trust shall be based on the following considerations:

- a. Development of a **critical mass** to sustain agricultural operation in the South Livermore Valley.
- b. **Preservation** of lands best suited for agriculture and most threatened by development pressures.
- c. Preservation of **contiguous tracts** of agricultural land of a size large enough to maintain commercial agricultural operations.
- d. **Minimization of conflicts** with non-farm uses.
- e. Creation of a **permanent urban boundary**.
- f. Protection of **critical habitat areas** within the South Livermore Valley.

Goal: *To preserve the South Livermore Valley's unique rural and scenic qualities.*

Policies:

Policy 312: The County shall maintain and enhance the **visual quality** of the South Livermore Valley by limiting inappropriate uses in viticultural areas and encouraging good design through establishment of appropriate design guidelines.

Implementation Programs:

Program 123: The County shall require new residential and commercial structures to be subject to site development review and shall establish appropriate and comprehensive **design guidelines** for the Cultivated Agricultural Overlay District for new rural structures that:

- a. Emphasize the existing **visual character**, including use of appropriate materials, architectural features and careful siting so that structures are subordinate to the landscape and do not block public views from adjacent roads.
- b. Include **fencing guidelines** to limit or prohibit use of property line fences in existing vineyard areas.
- c. Include **standards for access**, including limitations on access driveways onto Vallecitos or other major roads through use of joint driveways or other access routes.
- d. Include **standards for landscaping**, screening and signage that emphasize the existing visual character and reflect the objective of promoting the area as premium wine-producing region.

Program 124: The County shall designate two areas within the South Livermore Valley as "Transitional Areas," due to their physical or visual isolation from the main part of the South Livermore Valley, adjacency and relationship to existing urbanized areas, and location within existing cities. These areas (shown on Figure 9) are the **Vineyard Avenue Transitional Area** in Pleasanton, and the **Alden Lane Transitional Area** in Livermore.

Program 125: The County shall work with the cities of Pleasanton and Livermore, as appropriate, to encourage new urban development in the **Transitional Areas** to provide a graceful transition between existing urban areas and the Vineyard Area, and to promote recognition of the area as a premium wine-producing region through structural design, appropriate landscaping and open space, and signage.

Program 126: Merged with program 125 above.

Goal: *To coordinate land use planning in the South Livermore Valley between Alameda County and the cities of Livermore and Pleasanton, to increase certainty over future land uses and to reduce speculation.*

Policies:

Policy 313: The County shall work with Livermore and Pleasanton to **limit further urbanization** in the South Livermore Valley to areas under City jurisdiction and to development that substantially enhances cultivated agriculture.

Policy 314: The County shall require that **urban development** within the South Livermore Valley mitigate impacts on and substantially enhance cultivated agriculture, by means of paying agricultural mitigation fees to the South Livermore Agricultural Land Trust, by the direct planting of new vineyards, by dedicating agricultural easements on lands within the South Livermore Valley, and/or by including major wine-oriented attractions that would increase recognition of the South Livermore Valley as a premium wine-producing region.

Policy 315: The County shall encourage the creation of a permanent boundary and **open space buffer** between the cities of Livermore and Pleasanton in the South Livermore Valley.

Policy 316: The County shall encourage the cooperation of Alameda County, Livermore and Pleasanton in reaching the goals and objectives of the *South Livermore Valley Area Plan* through **coordination of land use plans**, use of pre-annexation, development, joint powers, tax-sharing, or other agreements, or other appropriate devices to coordinate future land uses and appropriate mitigation measures.

Implementation Programs:

Program 127: The County shall require, through use of development agreements, pre-annexation agreements, or other means, that the **Ruby Hill** area in Pleasanton is developed according to the provisions of reclassification approved by Alameda County in June, 1991. These provisions permit up to 850 homes and a golf course, and require 467 acres of vineyards to be planted, two wineries to be restored, and the payment of a minimum of \$8.5 million in agricultural mitigation fees that will be used to fund the South Livermore Agricultural Land Trust.

Program 128: The County shall work with the cities of Pleasanton and Livermore, as appropriate, to ensure that new urban development in the **Vineyard Avenue Transitional Area** and the **Alden Lane Transitional Area** compensates for loss of cultivable or potentially cultivable soils through use of agricultural mitigation fees to fund the South Livermore Agricultural Land Trust. Fees shall be calculated based on a one-to-one ratio between the cost per acre for agricultural easements to the Trust and the net acreage of potentially cultivable soils less than 25% in slope lost to development. Agricultural easements are assumed to have an average value of \$10,000/acre, and fees shall be adjusted annually, based on increases in the Consumer Price Index. The County shall ensure collection and distribution of agricultural mitigation fees in Transitional Areas through use of joint powers, pre-annexation, tax-sharing, and/or development agreements, or other appropriate means.

Program 129: Merged with program 128 above.

Program 130: The County shall actively discourage the **annexation** of lands within the Vineyard Area unless the following criteria are met:

- a. An **urban development project** is proposed that would significantly contribute to the goal of maximizing the number of acres of permanently protected vineyards or other cultivated agriculture in the South Livermore Valley with a minimum acceptable level of 5,000 acres, and that meets the criteria in program 131.
- b. To the extent that annexation is reasonably incidental to an annexation described in criteria a. above, properties may be annexed which are **under agricultural easements** that permanently limit development to a gross density of one residence per 20 acres, and 90% of the parcel is set aside and planted in vineyards or other cultivated agriculture, as described in program 116 for the Vineyard Area;

Program 131: The County shall **require** any urban development proposal within the Vineyard Area to meet the following criteria, at a minimum:

- a. All necessary public **utilities and services** are available.
- b. The project will contribute funds for a **recycled water** treatment system. Contributions should equal or exceed the cost of providing recycled water equal in volume to 120% of anticipated water use of the development.
- c. The project will not require cancellation of a **Williamson Act contract** unless the development proponent can show, to the satisfaction of the City of Livermore, that cancellation will result in a more compact development pattern than development of proximate non-contracted lands, and that an area within the Vineyard Area equal or greater in area to the parcel(s) on which cancellation would occur will be cultivated and placed under permanent agricultural easement and a long-term maintenance contract, prior to final approval of any cancellation.
- d. The project site will not displace a significant amount of any **actively farmed vineyards**, defined as vineyards that produced and harvested wine grapes in 1991;
- e. The project site is **contiguous to existing development** within the City of Livermore. As discussed in program 134, the City of Livermore shall determine the exact location of urban development through the adoption of a specific plan and/or General Plan Amendment.
- f. At a minimum, the project **protects and promotes viticulture** or other cultivated agriculture through the following means:
 - i. Development is located and **clustered**, to the maximum extent feasible, adjacent to existing City boundaries to minimize loss of better quality soils for wine grapes, and is sited and designed to create a logical, permanent urban edge to Livermore;
 - ii. To mitigate the loss of cultivable soils, a minimum of one acre in the Vineyard Area is planted in new vineyards or other appropriate cultivated agriculture, and permanently protected through dedication of agricultural easements for each acre developed. **Mitigation acreage** thus planted and protected should be contiguous to the extent possible to ensure mitigation acreage of sufficient size to form a viable agricultural unit;
 - iii. To enhance cultivated agriculture in the Vineyard Area, a minimum of one acre within the Vineyard Area, in addition to acreage required in ii. above, is planted in vineyards or other appropriate cultivated agriculture, and is permanently protected through dedication of agricultural easements for each new dwelling unit permitted in the project. **Mitigation acreage** thus planted and protected should be contiguous to the extent possible to

ensure mitigation acreage of sufficient size to form a viable agricultural unit;

- iv. **Mitigation acreage** required under ii. and iii. above is not eligible for bonus densities, as permitted under the Cultivated Agricultural Overlay District described above.
- v. **Mitigation acreage** for urban development in the Vineyard Area is dedicated and planted, and evidence of a long-term maintenance contract (eight years or more) is given, prior to approval of a final map. This requirement can be phased, as long as phasing is consistent with final map phasing.
- vi. New cultivated agriculture resulting from *South Livermore Valley Area Plan* policies uses water conserving best management programs, including the use of **drip irrigation** wherever feasible.
- vii. Development includes at least one major draw or attraction that would increase recognition of the South Livermore Valley as a premium wine-producing region. Examples of appropriate attractions include a wine-related institute, research center or conference center, wine museum, cultural arts center or a resort hotel. Consideration should be given to creating a "**Wine Country Center**" that would serve as a focal point for visitors to the region by combining one or more major attractions with ancillary retail uses, such as restaurants, art galleries or shops, bicycle rentals, delis, or other appropriate small-scale uses that would complement the major attraction. Ancillary retail uses would be limited, and should be carefully considered to complement businesses in Downtown Livermore. Retail uses and for-profit major attractions should be subject to an agricultural mitigation fee of \$2.50 per square foot. Fee amounts should be adjusted annually to reflect changes in the Consumer Price Index.

Program 132: The County shall encourage the City of Livermore to reward development meeting the criteria in Program 131 with **sufficient flexibility in growth management** awards to permit development in a timely and economical manner.

Program 133: The County shall ensure that appropriate development is considered by the City of Livermore in a timely manner through use of joint powers, pre-annexation, tax-sharing, and/or development **agreements**, or other appropriate means.

Program 134: The County shall encourage the City of Livermore to **amend the City General Plan** to include relevant policies for the South Livermore Valley within one year of adoption of the South Livermore Valley policies by the County. The City shall also be encouraged to adopt a Specific Plan and/or a General Plan Amendment that would specify the amount, timing, and location of urban development in the Vineyard Area, consistent with County policies, within three years of an application for urban development in the Vineyard Area. Failure of the City

to meet these time limits would be grounds for the County to reconsider its South Livermore Valley policies.

Program 135: The County shall establish a **monitoring program** to biennially assess the ongoing effectiveness of County South Livermore Valley policies by tracking cultivated acreage, easements, land trust actions, development, mitigation fees collected, and other pertinent information. The biennial assessment shall be submitted to the Board of Supervisors for review and comment.

Policies Pertaining To Pleasanton Ridgелands

The following policies reflect those included in the "Agreement Covering the Ridgелands Area," as adopted by the Alameda County Board of Supervisors on August 3, 1993. These policies apply only to that portion of the 13,000 acre Pleasanton Ridgелands area which lies within the East County Area Plan boundary, as shown in Figure 10.

Goal: *To promote the permanent protection of open space in the Pleasanton Ridgелands Area.*

Policies:

Policy 317: The County shall designate the **Ridgелands Regional Park** on the Land Use Diagram in the "Major Parks" land use category. The County shall designate the remainder of the Pleasanton Ridgелands Area under County jurisdiction in the "Large Parcel Agriculture" land use category, with a 100-acre minimum parcel size.

Policy 318: The County shall provide for the **continuation of legal uses** and the development of legal lots of record and legal building sites existing on August 3, 1993, according to applicable County regulations in effect at that time.

Policy 319: The County shall provide that **complete applications** for subdivisions, building permits, and other improvements submitted as of May 10, 1993, may be processed and approved according to the County planning, zoning, and other development regulations in effect as of August 3, 1993.

Policy 320: The County shall attempt to exclude the **Castro Valley Sphere of Influence** from the Ridgелands area.

Policy 321: The County shall encourage the East Bay Regional Park District to provide **public access** to Ridgелands Park from as many points as feasible, including Foothill Road, Palomares Road, and Dublin Canyon Road, in order to maximize public access and to distribute the traffic impacts of staging areas among surrounding jurisdictions.

Policy 322: The County shall encourage the East Bay Regional Park District to obtain **public access** to Ridgелands Park from either the northwest end of Palomares Road (e.g., via Cowing Road) or from Dublin Canyon Road (e.g., in the vicinity of Shaeffer Ranch Road) which allows automobile access from I-580, and to work with property owners to obtain improvement of these access roads serving the park.

Policy 323: The County shall work with the Cities of Hayward and Pleasanton to provide **emergency access** from Santos Ranch Road (in Pleasanton), Foothill Road (in Sunol), Kilcare Road (in Sunol), and Palomares Road (via Cook Canyon Road in Hayward and Alameda County).

Policy 324: The County shall support efforts to provide **pedestrian (hiking trail) access** to Ridgелands Park. Wherever feasible, new development within or adjacent to the Pleasanton Ridgелands Area shall be required to provide access and/or a staging area to connect with Ridgелands Park.

Policy 325: The County shall not designate **Santos Ranch Road** as an approved road for the purposes of establishing legal building sites.

Policy 326: The County shall **refer all proposals** within the Pleasanton Ridgелands Area (land use action, private road approval, land purchase, public park plans, etc.) which may affect surrounding communities (including Dublin, Castro Valley, Fremont, or Union City) to the appropriate jurisdiction for review and comment, and will consult with the Cities of Hayward and Pleasanton and East Bay Regional Park District prior to the approval.

Policy 327: The County shall not amend these Pleasanton Ridgелands policies and programs unless the Cities of Hayward and Pleasanton also amend their general plans to incorporate any changes necessary to **ensure consistency** among the three general plans.

Implementation Programs:

Program 136: The County shall **refer all proposals** for development within the unincorporated Pleasanton Ridge Area (e.g., land use action, private road approval, land purchase, public park plans, etc.) to all potentially affected local agencies for review and comment.

Program 137: The County shall consider an **alternative agricultural clustering program** to apply within the Pleasanton Ridgелands area only, to allow clustering of single family homes on parcels of 200 acres or more that are zoned for a 100-acre-minimum parcel size. This program would provide for a maximum parcel size of 5 acres for each clustered unit, at an overall density of one home per 100 acres, with the use of the balance of the property limited by a required dedication of an agricultural/open space easement. In all other areas zoned A-100, the provisions of program 36 would apply.

Program 138: The County shall work with the Cities of Hayward and Pleasanton to develop **parallel criteria** for allowing creation of building sites and reviewing building permits for single family homes and other private uses within the Pleasanton Ridgелands Area.

Program 139: The County shall work with **surrounding jurisdictions** to determine which jurisdiction will provide basic services (police, fire, water, etc.) to existing development within the Pleasanton Ridgелands Area.

Table 1 DEFINITIONS

Agricultural Accessory Uses: These are structures integral to agricultural operations such as barns, animal feed facilities, silos, and on-site housing for farm employees who require full-time, on-site residency.

Agricultural Enhancing Commercial Uses: These uses include stables, fruit stands, feed stores, wineries, and other uses which can demonstrate an economic connection to agricultural use or production.

Air Pollutants of Concern: In East County, these include carbon monoxide, ozone (a photochemical oxidant), and PM-10 (Particulate Matter, 10 micron).

Airport Protection Area: This is a two dimensional geographic area surrounding an airport within which airport operations may affect land uses and within which certain land use restrictions (e.g., residential use restrictions, real estate disclosure notices, or building insulation) may apply.

Alameda County Open Space Land Trust: This agency would be an autonomous non-profit corporation with federal and state tax-exempt status. Alameda County, Dublin, Livermore, and Pleasanton should have appointment authority to the Trust Board of Directors. The Trust would be empowered to purchase or accept donations of lands within Alameda County, in fee or easement, that will further the open space goals of the East County Area Plan. Open Space fees collected from development in East County would be used to fund Trust purchases and to maintain open space land. In the event that a County Open Space Land Trust and a South Livermore Valley Agricultural Land Trust are both formed, administrative and other functions may be shared by the two trusts in order to reduce costs.

Bay Area Greenbelt: This is an area of open space, parks, and trails which is planned to surround San Francisco Bay. Much of the proposed greenbelt is currently in public ownership but some remains to be acquired or otherwise secured for public use.

Chain-of-Lakes: This is a planned series of lakes which will be created following extraction of sand and gravel deposits in the Livermore-Amador Valley quarries, located between Pleasanton and Livermore.

Community Centers: These are areas within Major New Urban Developments that feature a concentration of mixed residential, ground floor retail, commercial, public, and employment-generating land uses which are accessible to transit and which incorporate shared parking among uses, designed to maximize pedestrian accessibility.

Compact Development: This is a type of development that is designed to emphasize higher density, pedestrian- and transit-oriented land uses in an interdependent pattern. This type of development typically features a mix of land uses and densities, including high-, medium-, and low densities, to maximize opportunities for living, working, and shopping within a given area.

Cultural Resources: These are manmade artifacts, structures, and sites possessing archaeological or historical significance such as a Native American burial ground, an architectural landmark, or a site on which an important historical event occurred.

Table 1 (cont.)
DEFINITIONS

Density Transfer: This is mechanism used to transfer development from one portion of a parcel to another, or from one parcel to another parcel, within a given project. It differs from Transfer of Development Rights (TDR) in that density is transferred internally within a given project and does not rely on a market based system for buying and selling development credits.

Fire Hazard Severity Scale: This is a rating system developed by the California Department of Forestry for wildland fires which factors in vegetation and slope as the determinants of the severity of potential fire hazards.

Holding Capacity: This is the maximum amount of development, expressed in terms of population, housing units, and employment, that can be accommodated within an area if all land uses shown on the Land Use Diagram were to be built at assumed mid-point densities.

Intensive Agriculture: This refers to high yield agricultural production including vineyards, orchards, and row crops as distinguished from low-intensity agriculture such as cattle and horse grazing.

Iron Horse Trail: This is a multiple use recreational trail planned by the EBRPD within the abandoned Southern Pacific Railroad right-of-way in the San Ramon Valley.

Major New Urban Developments: These are separate master planned communities or extensions of existing cities located on at least 3,000 acres that can provide transit-oriented development features, a mix of residential and commercial uses, a range of housing prices, dedicated open space, and a full range of public facilities and amenities.

Major Projects: These are residential projects containing 500 housing units or more or non-residential projects containing 500,000 square feet or more of building space.

Migration Corridors: These are open space corridors of sufficient width to allow the movement of wildlife between open space habitat areas.

Moderate-, Low-, and Very Low-Income Households: These are defined by the U.S. Department of Housing and Urban Development (HUD) as households earning 80-120% (Moderate), 50 to 80% (Low), and less than 50% (Very-Low) of the median household income within the Oakland Primary Metropolitan Statistical Area (PMSA) which includes Alameda and Contra Costa Counties). As of May 1992, the median income for a family of four within the Oakland PMSA was \$46,800. The percentages required to meet regional share allocations are derived from ABAG's Housing Needs Determination.

Multiple Family Housing: This is a type of structure which features common walls from ground to roof (e.g., condominiums, apartments, and some townhouses).

Noise Exposure Areas: These are locations generally exposed to noise levels exceeding 60 dBA CNEL (Community Noise Equivalent Level).

Noise Sensitive Land Uses: These include residential units, schools, hospitals, libraries, churches, convalescent homes, and other similar uses. The sensitivity of various uses varies according to specific noise exposure levels, as defined in the Noise Compatibility Guidelines in the Noise Element.

**Table 1 (cont.)
DEFINITIONS**

Rural Residential Development: This refers to residential land uses of less than 1 unit per acre. Rural residential development areas include clusters of homes and supporting uses outside city spheres of influence, including rural communities such as Sunol.

Secondary Units: These are self-sufficient housing units that are typically (but not necessarily) attached, or part of, single family homes. These units are also known as "granny flats" or "in-law apartments." The units are typically small in size and contain a full service kitchen and bathroom.

Sensitive Receptors: These are facilities which are most likely to be used by the elderly or infirm, children, or persons with particular sensitivity to air pollutants, including hospitals, schools, convalescent homes, and similar uses.

Sensitive Viewsheds: These are natural areas that provide orientation and a sense of place within a community or region. These areas typically include ridgelines, hilltops, large contiguous open space areas, and woodlands.

Solid Waste Facilities: These include a solid waste transfer or processing station, a composting facility, a co-composting facility, a transformation facility, and a disposal facility.

South Livermore Valley Agricultural Land Trust: This is a separate agency from the County Open Space Land Trust but would also be an autonomous non-profit corporation with Federal and State tax-exempt status. Alameda County, Livermore, and Pleasanton should have appointment authority to the Trust Board of Directors. The Trust would be empowered to purchase or accept donations of lands within the South Livermore Plan Area, in fee or easement, that will further the goals of the South Livermore Valley Area Plan. Agricultural mitigation fees collected from development in South Livermore would be used to fund Trust purchases. In the event that a County Open Space Land Trust and a South Livermore Valley Agricultural Land Trust are both formed, administrative and other functions may be shared by the two trusts to reduce costs.

Transfer of Development Rights: This is an open space preservation mechanism whereby an owner of designated land (known as the "sending" area) can sell development rights to other land owners whose property can support increased density (known as the "receiving" area). Once a property's development rights are sold, future use of the property is restricted by a permanent easement to agricultural or open space activities.

Transit-Oriented Developments: These are concentrations of high density development clustered around transit stations which are configured to encourage transit use and pedestrian circulation among land uses.

Transportation Demand Management (TDM): These are measures to reduce the number of peak hour automobile trips to the workplace such as ridesharing, transit, and bicycle programs.

Table 1 (cont.)
DEFINITIONS

Urban Development: This generally includes all land use categories having a density of 1 unit per acre and higher, including Low, Medium, and High Density Residential, Industrial, Major Commercial, Business Park, and supporting uses. Parks, open space, and similar uses may also be included within urban development areas.

Urban Growth Boundary: This defines areas generally suitable for urban development and areas generally suitable for long-term protection of open space, natural resources, agriculture and other productive resources, recreation, buffers between communities, and public health and safety. The Urban Growth Boundary is intended to be permanent and to define the line beyond which urban development shall not be allowed.

Urban Reserve: This designation identifies potentially developable land beyond what is needed to accommodate projected growth through the year 2010. It is intended to create flexibility in the siting of urban development and to increase housing affordability by stabilizing land costs. Conversion of Urban Reserve to urban uses could be considered at any time through a general plan amendment, specific plan, and environmental review.

Table 2
**GENERAL CRITERIA FOR LOCATING
THE URBAN GROWTH BOUNDARY**

The Urban Growth Boundary defines areas generally suitable for urban development (**urban growth areas**) and areas generally suitable for long-term protection of open space, natural resources, agriculture and other productive resources, recreation, buffers between communities, and public health and safety (**open space areas**). The Urban Growth Boundary is intended to be permanent and to define the line beyond which urban development shall not be allowed.

In applying the following criteria to the location of the line, the County has balanced the relevant factors, while seeking to include an appropriate amount of land within the boundary to accommodate projected growth. The relevance of each criterion varied from subarea to subarea, depending on unique circumstances and conditions. No single criterion was necessarily determinative of whether a particular property was located inside or outside the Urban Growth Boundary. Where a property has characteristics that might locate that property either inside or outside the Urban Growth Boundary, the competing characteristics of that property were weighed, based upon the best information available, to determine its most appropriate location.

- **General Plans:** **Open space areas** include land outside existing city general plan areas and proposed general plan amendment areas. While open space is primarily located outside the Urban Growth Boundary, there are small pockets inside the boundary. Where open space areas are included within the Urban Growth Boundary, policies restrict uses of the land to parks, water management, quarries, and other open space uses.
- **Topography:** **Open space areas** include major areas having slopes greater than 25 percent. **Urban growth areas** include lands that are generally flat and developable.
- **Visual Resources:** **Open space areas** include prominent ridgelines, hillslopes, elevations over 800 feet and other visually significant areas. **Urban growth areas** include lands near existing development which are not visually significant.
- **Soil Stability:** **Open space areas** include major areas having unstable soils and landslides. **Urban growth areas** include lands near existing development having stable soils.
- **Agriculture:** **Open space areas** include large continuous areas devoted to agricultural or grazing operations. **Urban growth areas** include some agricultural lands near existing or planned development.
- **Infrastructure:** **Open space areas** include areas too distant from public roads or utility systems to justify urban development. **Urban growth areas** include lands currently served, or proposed to be served, by infrastructure, services, and transit.

Table 2 (cont.)
GENERAL CRITERIA FOR LOCATING
THE URBAN GROWTH BOUNDARY

- **Public Lands:** Open space areas include large public landholdings.
- **Community Separation:** Open space areas include open space buffers between communities.
- **Habitat:** Open space areas include large, contiguous tracts of land that will provide continued habitat for wildlife and plant species and protect the overall value of natural communities.
- **Ownership:** Generally respects existing parcels. In cases where parcels are split, provides for density transfer to dedicate that portion lying outside the Urban Growth Boundary to the County Land Trust for public use as open space.

<p align="center">Table 3</p> <p align="center">HOUSEHOLDS, POPULATION, AND JOB PROJECTIONS 1990 AND 2010 FOR BAY REGION, ALAMEDA COUNTY, TRI-VALLEY, EAST COUNTY, AND SAN JOAQUIN COUNTY</p>				
Area	Year 1990		Year 2010	
	Households/ Population	Jobs	Households/ Population	Jobs
Bay Region (1)	2,246,242 6,023,577	3,114,440	2,802,050 7,508,450	4,128,080
Alameda County (2)	479,518 1,279,182	622,230	583,670 1,557,200	830,710
Tri-Valley (3)	77,618 220,060	109,150	133,730 369,600	217,150
East County (4)	46,990 133,154	69,080	89,820 250,700	151,560
San Joaquin County (5)	160,914 465,042	182,237	266,155 745,235	284,651

Notes:

ABAG Projections 92 data for East County in this table differs from the ABAG Projections 90 data used in Table 5.

(1) Bay Region includes all nine Bay Area Counties.

(2) Alameda County includes 14 cities plus unincorporated areas.

(3) Tri-Valley includes Danville, San Ramon, and Blackhawk/Alamo Spheres of Influence in Contra Costa County (excluding the Tassajara Valley and Dougherty Valley portions of East Contra Costa County *which were not available by census tract at the time of publication*); and the Dublin, Livermore, and Pleasanton Spheres of Influence in Alameda County.

(4) East County includes the Dublin, Livermore, and Pleasanton Spheres of Influence in Alameda County.

(5) San Joaquin County, Adopted General Plan 2010, 1992 (Alternative 2: Baseline = 727,519 population and 282,431 jobs plus 17,716 population and 2,220 jobs within New Jerusalem and Riverbrook New Towns). 1990 household estimated from population assuming 2.89 persons per household. 2010 households estimated from population assuming 2.8 persons per household.

Source: ABAG, Projections 92, July 1992

Table 5

**EXISTING HOUSING UNITS AND JOBS IN 1990 AND
EAST COUNTY AREA PLAN AT BUILDOUT**

City/SubArea	<u>Existing Conditions - 1990</u>		<u>East County Area Plan Buildout</u>	
	Housing Units	Jobs	Housing Units	Jobs
Dublin	6,518	12,451	6,692	12,758
Eastern Dublin	53	455	13,931	22,551
West Dublin	894	291	925	291
Livermore	21,719	30,504	27,243	50,843
North Livermore	138	336	12,500	5,200
South Livermore	172	3,833	2,820	2,000
Pleasanton	20,762	28,363	30,054	58,111
Pleasanton Ridge	18	0	60	0
Remainder Unincorporated	300	100	470	100
TOTAL EAST COUNTY	50,574	76,333	94,695	151,854

Notes: Buildout assumes that all residential land uses shown on the Land Use Diagram are built out at mid-point densities during the planning period, which extends approximately to the year 2010. Buildout of employment generating land uses has been reduced in certain areas assuming that some industrial/commercial/office acreage is not absorbed due to a lack of labor supply (see Economic and Planning Systems, Alameda County General Plans: Land Use and Jobs/Housing Analysis, July 1992).

Subareas are defined by Tri-Valley Traffic Zones developed for the Tri-Valley Transportation Model (see Figure 10) and may not conform to city general plan and general plan amendment areas.

The table assumes 2.83 persons per household in 1990 and 2.8 in 2010 and buildout for Tri-Valley, per ABAG Preliminary Projections 92, March 1992; assumes a 5% vacancy rate; variations in household size and vacancy rates among subareas may affect population estimates; totals may not match ABAG 1990 estimates due to differing data collection procedures. ABAG Projections 90 data for East County in this table differs from the ABAG Projections 92 data used in Table 3.

The holding capacities for the North Livermore and Eastern Dublin subareas shown in this table differ somewhat from those for the respective adopted General Plan Amendments *due to the discrepancy between traffic zone boundaries and plan areas*. The adopted holding capacities in Eastern Dublin are 13,941 housing units and 31,369 jobs. The adopted holding capacities in North Livermore are 12,385 housing units and 11,500 jobs (2,300 jobs within the ECAP subarea). The ECAP holding capacity in North Livermore reflects an Alameda County land use plan which yields a population of about 33,250 using ECAP assumptions of household size (or about 30,000 using Livermore's assumptions). Employment in North Livermore includes a portion of the Triad property. Employment in Livermore reflects the assumptions used in the Tri-Valley Transportation Model for the year 2010.

Source: Economic and Planning Systems, Alameda County General Plans: Land Use and Jobs/Housing Analysis, July 1992; Alameda County Planning Department

For a detailed explanation of sources and assumptions, see Appendix A.

Table 6
PERFORMANCE GUIDELINES FOR MAJOR NEW URBAN DEVELOPMENTS

Development of Major New Urban Developments in Eastern Dublin and North Livermore should be contingent on the following performance standards to ensure a compact community form featuring distinct neighborhoods, a vibrant community center, and a full range of public facilities.

A circulation system that separates local and regional traffic, minimizes through-traffic in residential neighborhoods, encourages pedestrian, bicycle and transit use, and provides multiple, direct connections between neighborhoods, a community center, and transit.

Local transit service that links community centers, regional trails, and regional transit.

Proximity to a major existing or proposed regional transit system (e.g., BART).

A mixed use trail system that combines pedestrian, bicycle, and transit uses and is accessible to a majority of the population.

Concentrations of high density residential development that promote pedestrian activity and transit use.

A community center that features a concentration of mixed residential, ground floor retail, commercial, public, and employment-generating land uses which is accessible to transit, and which incorporates shared parking among uses to maximize pedestrian accessibility.

A mix of residential densities, building types and price levels including 21 percent moderate-income housing for owners and renters and a 15% mix of low-income and very-low income units (*see policy 28*).

Commercial services sufficient to meet a majority of residents' daily shopping needs.

Public services which reduce dependence on automobile trips, including day care, paratransit, recreation, and cultural programs.

A range of public buildings and convenience facilities (e.g., grocery stores, laundromats) within walking distance of a majority of the population.

Usable open space areas sufficient to provide contiguous buffer zones between communities and to provide recreational opportunities for public use.

A landscaping program for all public areas (e.g., streets and parks) and privately-owned areas designated for public use (e.g., parking lots).

A phasing program which includes public, neighborhood commercial service, and high density residential uses in each major phase of development. The phasing plan shall demonstrate that the majority of affordable housing units are not postponed until the final phase of the development.

Table 7
LEVEL OF SERVICE GUIDELINES
FOR MAJOR NEW URBAN DEVELOPMENTS

Development of Major New Urban Developments in Eastern Dublin and North Livermore should be designed to achieve the following level of service guidelines to ensure that the quality of life enjoyed by residents of existing communities extends to those in Major New Urban Developments.

PUBLIC FACILITIES

Schools

Elementary Schools: One ten acre school site per 650 students; generally 1 school in each neighborhood within 1/4 mile walking distance of most students; preferably adjacent to a five acre neighborhood park

Middle Schools: One 20 acre school site per 800 students

High Schools: One 40 + acre school site per 1,500 students

Parks

Neighborhood Parks: One 5+ acre park within each neighborhood and within 1/4 mile of most residents, assuming 2 acres of park per 1,000 population

Community Park: One 30+ acre park per 15,000 people centrally located to provide sports fields and other community activities, assuming 2 acres per 1,000 population

Special Use Park: Parks serving special functions such as historical parks, natural interpretation, arboretums, children's play facilities, assuming 3 acres per 1,000 population

Regional Park and Open Space: Large park and open space areas serving several communities usually featuring hiking, camping and passive recreational activities, assuming 15 acres per 1,000 population. Should be accessible within a short drive.

(Table 7 is continued on the next page)

Table 7 (cont.)
LEVEL OF SERVICE GUIDELINES
FOR MAJOR NEW URBAN DEVELOPMENTS

Institutional Buildings

Civic Buildings: Public buildings such as a government center, library, courthouse, post office, social services, community center, recreation facilities, police and fire stations centrally located to serve the entire community.

Religious Facilities: Sites for denominational facilities located within a community center and scattered throughout the community.

Roadways

Roadway Segments: Level of Service D or better on all major arterial segments that are affected by the Major New Urban Development.

Traffic volumes: Roadways designed to meet the lane requirements shown in *Table 14*.

ENVIRONMENTAL STANDARDS

Air Quality: Federal, State, and Bay Area air quality standards for localized pollutants of concern.

Water Quality: Alameda County Flood Control and Water Conservation District (Zone 7) minimum standards for water quality.

Noise Levels: 60 CNEL in residential neighborhoods; other levels per County Noise Element guidelines.

Open Space: At least 20 acres of private and public open space per 1,000 population located in contiguous open space areas surrounding each Major New Urban Development (may include regional parks, trails, viewshed, and wildlife habitat).

PUBLIC SERVICES

Police, Fire, and Emergency Medical Services: A maximum 5 minute response time for Priority One Emergency calls for service.

Community Services: A full range of recreational, cultural, arts, educational, health, and social programs and services, including day care.

Table 8
DESIGN GUIDELINES FOR MAJOR NEW URBAN DEVELOPMENTS

COMMUNITY FORM

Building Mass: Maximum building heights, coverage, and intensity to visually distinguish among districts within the community.

Development Intensity: Pockets of high intensity uses clustered in the community center, neighborhood commercial areas, and recreational activity centers.

Community Center: A concentration of commercial, residential, civic, cultural, and recreational uses in a centrally-located, high intensity, pedestrian-oriented configuration.

Residential Neighborhoods: Visually distinct residential neighborhoods, each of which provides a range of housing types, densities, and prices. All neighborhoods should be connected by pedestrian paths providing access to commercial, recreational, civic, and open space amenities. Public improvements should reflect individual neighborhood scale.

Neighborhood Commercial Areas: Clusters of local serving commercial, social, and recreational uses including convenience shopping, banks, restaurants, fire and police stations, religious facilities, parks, and recreational facilities.

Open Space Corridors: Pedestrian pathways connecting the community center with neighborhood commercial areas and recreational facilities.

STRUCTURE

Street System: A system of local, collector, and arterial streets that facilitates vehicular flow to inter-city arterials and minimizes through-traffic within residential neighborhoods.

Street Grid: A grid street pattern that maximizes alternative routes for vehicles, bicycles, and pedestrians and that minimizes curb-to-curb street widths.

Street Right-of-Way: Rights-of-way adequate to include landscaping and street furniture such as bus shelters and light standards to maximize attractiveness to pedestrians and, where appropriate, to accommodate transit corridors.

Density/Intensity Distribution: Development densities and intensities that decrease outward from the community center and from the neighborhood commercial areas.

Land Use Mix: An integrated mix of land uses within each district of the community to minimize travel distances between living, working, shopping, and recreational locations.

Open Space System: A coherent hierarchy of usable open spaces, parks, and community focal points connected by publicly accessible, landscaped, pedestrian paths.

Table 9
STANDARDS FOR SUBDIVISION AND SITE DEVELOPMENT REVIEW FOR
AGRICULTURAL PARCELS

The County shall require all tentative maps in areas designated "Large Parcel Agriculture" or "Resource Management" to identify a building envelope of no more than two acres on each proposed parcel. On existing parcels that are consistent with Zoning Ordinance standards for legal building sites, a building envelope of no more than two acres shall be identified at the time of Site Development Review for residential development (see Program 45). The following standards shall apply to both new parcels and existing legally buildable parcels:

- One contiguous building envelope of no more than two-acre shall be designated on each parcel.
- All residential development and residential accessory uses shall be located within the designated building envelope.
- Each building envelope shall have an approved access route between the site and a county-maintained road; the approved access route shall conform to Alameda County Fire Department requirements, and shall be designed to minimize visual impacts and to ensure stability. Grading, drainage, and other improvements necessary for the installation and maintenance of the access route shall be shown on the tentative map and analyzed during the environmental review process.
- The building envelope shall not be located on a slope of over 25 percent, or on top of a ridgeline.
- The standards for subdivisions contained in this table shall also apply to the location of all building envelopes and access routes.

The County shall use the following standards in reviewing proposals to subdivide land designated for agriculture in East County:

- The minimum parcel size of agricultural parcels shall be determined through an evaluation of individual site characteristics of the subject parcel and affected adjacent parcels, but shall not be smaller than 100 acres in the "A-100" (Agriculture - 100-acre minimum parcel size) District or 320 acres in the "A-320" (Agriculture - 320-acre minimum parcel size) District except as provided under program 36 (*see Zoning Ordinance*).
- The subdivision of land shall not interfere with the ability to initiate or continue agricultural use or wind energy development on-site or on adjacent parcels either directly (by the location of fencing or structures) or indirectly (by introducing incompatible land uses or increasing the speculative value of the land for non-agricultural uses).

(continued...)

Table 9 (cont.)

- The subdivision shall not adversely affect the potential agricultural productivity of the property or on-going agricultural uses in the vicinity.
- The subdivision shall not adversely affect existing and adjacent land uses, including wind energy development.
- The subdivision shall be configured to optimize the availability of soils best suited for agricultural use, as determined through consideration of soil and geotechnical characteristics, including soil classifications and the location of landslides, water sources, faults and related features.
- The subdivision of parcels under Williamson Act contract shall be consistent with State and County Williamson Act requirements.
- The subdivision shall be consistent with any existing agricultural easements.
- Range lands shall be retained in large, contiguous blocks of sufficient size to enable commercially viable grazing.
- The subdivision shall not interfere with or detract from the use of publicly owned land.
- The subdivision shall be configured to minimize visual impacts on public roadways, publicly owned land, and existing and proposed trail alignments identified in documented public agency plans.
- The subdivision of land shall include, where appropriate, the dedication of easements consistent with documented public agency plans to create or connect public use trails or open space areas.
- The subdivision shall be configured to respect natural topography and natural features including, but not limited to, streams, ridges, prominent slopes, and watersheds.
- The subdivision shall be configured to avoid the significant loss of potential wildlife habitat or significant natural vegetation. Neither the subdivision of land nor on-going or proposed agricultural uses on such subdivided land shall ~~not~~ interfere with the ability of any identified species of concern to use the site as habitat or as a corridor linking identified habitat areas.
- The subdivision shall include access to each parcel that is consistent with Alameda County Fire Department requirements, and shall be subject to reasonable response times for emergency services.

(continued...)

Table 9 (cont.)

- The subdivision shall not significantly degrade surface or groundwater quality or publicly-owned watershed lands.
- Subdivision approval shall require proof of the availability of water sufficient to serve residential uses, as permitted under the Zoning Ordinance; fire fighting needs; and on-going or proposed agricultural uses.
- The subdivision shall be configured to minimize the creation of and susceptibility of the subdivision and adjoining lands to fire hazards.
- The subdivision shall not substantially contribute to cumulative impacts resulting from agricultural subdivisions.
- A real estate disclosure notice shall be attached to the deeds of all newly created agricultural parcels at the time of subdivision and to the deeds of existing agricultural parcels as a condition of approval for non-agricultural development. The disclosure notice shall inform owners of potential nuisances generated by adjacent agricultural uses, and by landfills or quarries in the vicinity. The disclosure notice shall also inform owners that the parcels are in an open space area with high fire risk, that public agencies are not liable for any damage caused by wildfire, and that the parcels are subject to response times for emergency services that are much longer than what can be expected in an urban area due to their remote locations. For parcels created in the Wind Resource Area (as shown on Figure 4), the real estate disclosure shall also inform new owners of existing or potential future wind turbines and associated facilities on adjacent or nearby properties.

Table 10

EAST COUNTY LAND USE DESIGNATIONS, DENSITIES, AND USES

Land Use Category	Allowable Gross Density	Typical Uses
RESIDENTIAL		
Rural Density	Less than 1 unit/acre	1-100 acre single family lots with limited agricultural uses
Low Density	1.0-4.0 units/acre	6,000 - 40,000 square foot single family lots; may include multiple family units
Medium Density	4.1-8.0 units/acre	3,000 - 6,000 square foot single family lots; may include multiple family units
Medium/High Density	8.1-12.0 units/acre	Townhouses, Attached single family homes
High Density	12.1-25.0 units/acre	Townhouses, Condominiums, and Apartment Buildings
Very High Density	25.1-75.0 units/acre	Condominiums and Apartment Buildings
INDUSTRIAL/COMMERCIAL		
Major Commercial	Maximum .6 FAR	Retail, Service, and Office Uses
Industrial	Maximum .4 FAR	General and Light Industrial Uses
Mixed Use	Maximum .5 FAR	Office, Industrial, General Commercial, and Residential Uses
OTHER		
Urban Reserve	No Density Assumed Until GPAs and Specific Plans are Prepared; Otherwise Maximum .01 FAR; 100 acre minimum parcel size	Active Aggregate Mining and Processing, Reclaimed Quarry Lands, Low Intensity Industrial or Agriculture
Major Public Facilities	Maximum .6 FAR	Airports, Hospitals, Jails, Utilities

(Table 10 is continued on the next page)

Table 10 (cont.)

EAST COUNTY LAND USE DESIGNATIONS, DENSITIES, AND USES

Land Use Category	Allowable Gross Density	Typical Uses
OPEN SPACE/AGRICULTURE		
Major Parks	Maximum .02 FAR	Regional Parks and Open Space
Large Parcel Agriculture	Maximum .01 FAR; 100 acre minimum parcel size <i>(except as indicated in policy 94)</i>	Low Intensity Agriculture and Grazing, Related Uses <i>(Special uses apply in South Livermore)</i>
Resource Management	Density Usually Transferred Off-Site or Parcel Purchased; Otherwise Maximum .01 FAR; 100 acre minimum parcel size	Agriculture, Grazing, Recreation, Open Space Uses, Arroyos, Steep Slopes, Habitat, Environmentally Sensitive Areas
Water Management Lands	Usually No Density On Public Land or Private Water Areas; Otherwise Maximum .01 FAR; 100 acre minimum parcel size	Quarry Lakes, Watershed Lands, Arroyos, Active Aggregate Mining and Processing

Note: For an explanation of each land use category, see Description of Land Use Designations in text.

Table 11

LAND USE, POPULATION, AND EMPLOYMENT DENSITIES

Land Use	Allowable Gross Density (1)	Assumed Density (2)	Population/ Employment Density (3)
Large Parcel Agriculture	1 unit/100+ acre	1 unit/100 acre	3.1 pop/hh
Rural Density Residential	<1 unit/acre	1 unit/5 acre	3.1 pop/hh
Low Density Residential	1.0-4.0 units/acre	2.5 units/acre	3.1 pop/hh
Medium Density Residential	4.1-8.0 units/acre	6 units/acre	3.1 pop/hh
Medium/High Density Residential	8.1-12.0 units/acre	10 units/acre	2.3 pop/hh
High Density Residential	12.1-25.0 units/acre	18 units/acre	2.0 pop/hh
Very High Density	25.1-75.0 units/acre	30 units/acre	2.0 pop/hh
Major Commercial (General)	maximum .6 FAR	.3 FAR	1 job/450 sf
Major Commercial (Office)	maximum .6 FAR	.5 FAR	1 job/250 sf
Industrial	maximum .4 FAR	.2 FAR	1 job/1,000 sf
Mixed Use Development	maximum .5 FAR	.4 FAR	1 job/250 sf
Major Public Facilities	maximum .6 FAR	.5 FAR	1 job/250 sf

Notes:

All other land use categories (e.g., Major Parks, Resource Management, Urban Reserve, and Water Management) assume no development density in calculating holding capacity.

(1) Units refer to housing units per gross acre; sf refers to gross square feet of building space.

(2) Density assumed in calculating holding capacity in cases where projects are not proposed or densities are not specified.

(3) Population densities were derived from the 1990 U.S. Census and vary by city. The 1990 Census showed an East County average of 3.1 persons per household for detached single family homes, 2.3 for attached single family homes, and 2.0 for multiple family units. An average population densities in East County for all unit types of 2.8 persons per housing unit was used.

Table 12

DESCRIPTION OF TRANSPORTATION DIAGRAM

<u>Major Roadway</u>	<u>Segment (in unincorporated areas)</u>	<u>Number of Lanes</u>
Cayetano Parkway (Isabel Extension)	I-580 to North Livermore Avenue	6 Lanes
	North Livermore Avenue to Vasco Road	4 Lanes
Collier Canyon	North Of Dublin Boulevard	2 Lanes
Doolan Canyon	North of Dublin Boulevard	2 Lanes
Dublin Boulevard	From Tassajara Road to Doolan Canyon Road	6 lanes
El Charro Road	From I-580 to Stoneridge Drive	6 Lanes
	From Stoneridge Drive to Busch Road	4 Lanes
Fallon Road	From I-580 to Tassajara Road	6 Lanes
Greenville Road	From I-580 to Patterson Pass Road	6 Lanes
	South of Patterson Pass Road	2 Lanes
Isabel Avenue	From Vineyard Avenue to I-580	6 Lanes
Las Colinas Road	I-580 to North Canyons Parkway	2 Lanes
Manning Road	From Vasco Road to Contra Costa County Line	2 Lanes
North Canyons Pkwy.	East of Doolan Canyon	6 Lanes
North Livermore Ave.	From I-580 to Cayetano Parkway	6 Lanes
	North of Cayetano Parkway	2 Lanes
Patterson Pass Road	From Vasco Road to Greenville Road	4 Lanes
	East of Greenville Road	2 Lanes
Stanley Boulevard	East of Valley Avenue	4 Lanes
Tassajara Road	I-580 to Dublin Boulevard	8 Lanes
	Dublin Boulevard to County Line	6 Lanes
Tesla Road	From South Livermore Ave to San Joaquin Co.	2 Lanes
Vallecitos Road	From I-680 to Vineyard Avenue	4 Lanes
Vasco Road	From Cayetano Parkway to County Line	2 Lanes
	South of East Avenue	2 Lanes

Table 13**TYPICAL ROADWAY LANE AND RIGHT-OF-WAY REQUIREMENTS FOR
UNINCORPORATED EAST COUNTY ARTERIALS**

Roadway Classification	Lane Configuration	Right-of-Way Range
6 Lane Arterial	6 Lanes with Raised Median	102 to 118 feet
4 Lane Arterial	4 Lanes with Raised Median	78 to 94 feet
3 Lane Collector	3 Lanes Including Two-Way Left Turn Lane	64 to 80 feet
2 Lane Collector	2 Lanes with No Median	36 to 58 feet

Note: The County may allow reductions in roadway widths in areas of complex topography, sensitive resources, or scenic value. Right-of-ways may be wider to accommodate transit where appropriate.

Table 14

**SUMMARY OF LAND USE AND TRANSPORTATION POLICIES FACILITATING
ATTAINMENT OF AIR QUALITY GOALS**

Note: The following policies appear in other sections of this document and are repeated below to assist the reader in locating policies pertaining to air quality.

Policy 12: The County shall monitor the densities and intensities of development approved by the County and cities. If **average densities** of approved new development do not meet or exceed the mid-point of the density range within a land use category (except Very High Density Residential), the County should approve higher than midpoint densities for subsequent development approvals for parcels in unincorporated areas within the Urban Growth Boundary to compensate for reductions in holding capacity, and shall work with cities to do the same within incorporated areas.

Policy 16: The County shall promote an approximate balance between **jobs and housing** within East County and shall further promote a range of housing types reflecting the income distribution of the local employment base.

Policy 17: The County shall approve **urban development** (*see definition in Table 1*) only if it is located within the Urban Growth Area.

Policy 35: The County shall facilitate the development of high density housing near proposed **BART stations**. Such development may be considered for exemption or reduction of subregional transportation fees.

Policy 41: The County shall attempt to meet unincorporated East County **regional housing share objectives** for all income categories within East County to minimize the need for low- and moderate-income households to seek housing in San Joaquin and Northern Contra Costa Counties.

Policy 170: The County shall seek to minimize the total number of **Average Daily Traffic (ADT)** trips throughout East County.

Policy 176: The County shall require new non-residential developments in unincorporated areas to incorporate **Transportation Demand Management (TDM)** measures and shall require new residential developments to include site plan features that reduce traffic trips such as mixed use development and transit-oriented development projects.

Policy 179: The County shall ensure that new development is phased to coincide with roadway improvements so that (1) traffic volumes on intercity arterials significantly affected by the project do not exceed **Level of Service D** on major arterial segments within unincorporated areas, and (2) that traffic volumes on Congestion Management Program (CMP) designated roadways (e.g., Interstate Highways 580 and 680 and State Highway 84) significantly affected by the project do not exceed Level of Service E within unincorporated areas. If LOS E is exceeded, Deficiency Plans for affected roadways shall be prepared in conjunction with the Congestion Management Agency. LOS shall be determined according to Congestion Management Agency adopted methodology. The County shall encourage cities to ensure that these Levels of Service standards are met within unincorporated areas.

Table 14 (continued)

**SUMMARY OF LAND USE AND TRANSPORTATION POLICIES FACILITATING
ATTAINMENT OF AIR QUALITY GOALS**

Policy 184: The County shall support investment in transit as an alternative to automobile-intensive transportation improvements.

Policy 193: The County shall create and maintain a safe, convenient, and effective bicycle system that maximizes bicycle use.

Policy 194: The County shall create and maintain a safe and convenient pedestrian system that links residential, commercial, and recreational uses and encourages walking instead of driving.

Policy 271A: The County shall require major projects of commercial or industrial nature to include bicycle storage facilities for employees and customers, shower/locker areas, and other facilities identified in the East County Bicycle Plan (*described in Program 80*) for employees that commute using bicycles.

**Table 15
NOISE CONTOUR DISTANCES (2010)**

Roadways		Distance to LDN Contour in Feet				
Street	Link	80 db.	75 db.	70 db.	65 db.	60 db.
Dublin Boulevard	San Ramon Road to Village Parkway	-	-	62	133	287
	Village Parkway to (Midpoint) ¹	-	-	51	109	235
	(Midpoint) to Dougherty Road	-	-	-	95	206
	Dougherty Road to (Road A)	-	59	128	276	595
	(Road A) to Hacienda Drive	-	52	113	243	523
	Hacienda Drive to Tassajara Road	-	58	124	268	577
	Tassajara Road to Fallon Road	-	-	107	231	497
	Fallon Road to Airway Boulevard	-	-	91	195	420
	Airway Boulevard to Collier Canyon	-	-	-	97	210
	Collier Canyon to East of Collier Canyon	-	-	55	118	255
Tassajara Road	I-580 to Fallon	-	-	77	166	357
	North of Fallon	-	-	-	76	163
Stoneridge Drive	I-680 to Johnson Drive	-	-	54	116	250
	Johnson Drive to Denker Drive	-	-	54	116	251
	Denker Drive to Hopyard Road	-	-	-	102	220
	Hopyard Road to Willow Road	-	-	-	88	190
	Willow Road to Hacienda Drive	-	-	-	72	155
	Hacienda Drive to W. Las Positas	-	-	-	93	201
	W. Las Positas to Santa Rita Road	-	-	-	83	179
	Santa Rita Road to (Point A)	-	-	-	68	146
	(Point A) to El Charro Road	-	-	-	-	89
	El Charro Road to (Point B)	-	-	-	62	134
	(Point B) to Isabel Avenue	-	-	-	98	211
Las Positas	Isabel Avenue to Arlington Road	-	-	-	94	203
	Arlington Road to Murrieta Boulevard	-	-	-	76	164
Isabel Avenue	I-580 to Las Positas Boulevard	-	-	99	213	459
	Las Positas Boulevard to Stanley Boulevard	-	-	95	205	441
	Stanley Boulevard to Concannon Road	-	-	77	165	355
	Concannon Road to E. Vineyard Avenue	-	-	67	143	309
	E. Vineyard Avenue to E. Vallecitos Road	-	-	58	126	271
Cayetano Parkway	I-580 to (Midpoint A)	-	-	-	102	220
	(Midpoint A) to (Road B)	-	-	50	108	233
	(Road B) to (Midpoint B)	-	-	-	97	210
	(Midpoint B) to Livermore Avenue	-	-	-	84	182
	Livermore Avenue to (Midpoint C)	-	-	-	67	144
	(Midpoint C) to (Road C)	-	-	-	54	116
	(Road C) to Vasco Road	-	-	-	65	140
	Vasco Road to East of Vasco Road	-	-	-	88	189

**Table 15 (cont.)
NOISE CONTOUR DISTANCES (2010)**

Vallecitos Road	I-680 to Isabel Avenue	-	-	83	179	387
	Isabel Avenue to E. Vineyard Avenue	-	-	-	102	221
	E. Vineyard Avenue to Holms Street	-	-	51	111	238
I-680	Bollinger Canyon Road to Alcosta	59	127	273	587	1265
	Boulevard to I-580	63	137	294	634	1366
	I-580 to Stoneridge Drive	60	129	277	597	1286
	Stoneridge Drive to Bernal Avenue	62	133	286	617	1329
	Bernal Avenue to Sunol Boulevard	61	131	283	609	1312
	Sunol Boulevard to Vallecitos Road	70	151	326	703	1515
	Vallecitos Road to Plan Boundary	106	228	490	1056	2275
I-580	Plan Boundary to Foothill	106	228	490	1056	2275
	Foothill Road to I-680	93	201	434	934	2013
	I-680 to Dougherty Road	102	219	471	1015	2188
	Dougherty Road to Tassajara Road	111	239	515	1109	2390
	Tassajara Road to Isabel Avenue	118	255	549	1183	2550
	Isabel Avenue to N. Livermore	105	225	485	1045	2252
	N. Livermore to First Street (SR-84)	96	207	447	963	2075
	First Street to Vasco Road	99	213	458	987	2127
Union Pacific Railroad	Vasco Road to East of Vasco Road	83	179	387	833	1794
		-	-	100	240	517 ²

Notes:

¹Midpoint, Road A and Point A, etc. typically represent a location midway between two consecutive roadways.

²Same as existing data

Roadway noise levels were calculated using the Federal Highway Administration's Traffic Noise Prediction Model (FHWA-RD-77-108). In order to accurately reflect noise levels on California roads, California Vehicle Noise Emission Level curves were also incorporated into the model. Peak hour traffic volumes and average travel speeds were used to calculate the peak hour traffic volumes and average travel speeds were used to calculate the Peak Hour Leq, which was assumed to be equivalent to the day/night average sound level (DNL). Contour intervals were based on the calculated reference DNL at 50 feet from the roadway centerline. By applying a 4.5 dB reduction for each doubling of distance from the roadway centerline, the 60, 65, 70, 75 and 80 dB intervals were calculated.

Source: Charles Salter Associates, 1993

APPENDIX

1. Explanation of Demographic Data Sources

Formulation of the *East County Area Plan* required demographic data for East County and the Tri-Valley subregion capable of reflecting, first, existing demographic conditions; second, projected growth to the 2010 time horizon; and, last, a composite view of city plans for future development. This latter composite view was structured into a development scenario termed the "Prospective General Plans" (see *Table A-1*) which was a combination of buildout of the three cities' adopted general plans, plus general plan amendments proposed as of February 1992, plus buildout of unincorporated land under the 1977 Livermore-Amador Valley Planning Unit General Plan (the plan in effect during formulation of the *East County Area Plan*). A similar scenario was prepared for the Tri-Valley subregion. The "Prospective General Plans" scenario, then, describes the shape and extent of growth as planned in the East County in early 1992 and thus is useful as a basis of comparison with the *East County Area Plan*.

The County relied on two sources of demographic data --- the Association of Bay Area Governments (ABAG) and Economic and Planning Systems (EPS). ABAG Projections 92, which are projected at geographic levels no smaller than city spheres of influence, were used at the regional and county level for the years 1990 and 2010 to establish the regional context of the *East County Area Plan*. In cases where demographic projections were needed by subarea, the County used data developed by EPS. These subareas include Eastern and West Dublin, North and South Livermore, Pleasanton Ridge, Tassajara and Dougherty Valleys. Subareas are defined by Tri-Valley Traffic Zones developed for the Tri-Valley Transportation model (see Figure 11) and may not conform to city general plan and general plan amendment boundaries. EPS used county and sphere of influence control totals established in ABAG's Revised Projections 90 (the only data available at the time the EPS projections were developed), disaggregating them to the subarea level. This process resulted in minor variations at the subregional (Tri-Valley) level between EPS and ABAG data.

Much of the data used in the "Prospective General Plans" scenario was already developed by EPS in previous work done for the Tri-Valley Wastewater Authority (see Long-Range Wastewater Management Plan for the Livermore-Amador Valley Draft Subsequent EIR, January 31, 1992) and for the Contra Costa Transportation Authority's (CCTA) land use data base for the Tri-Valley area.

2. Formulation of the *East County Area Plan* Holding Capacity

The holding capacity for the *East County Area Plan* is the maximum amount of development (expressed in terms of population, housing units, and employment) that can occur under buildout of the plan's Land Use Diagram at the assumed probable density for each relevant land use designation. The plan's holding capacity approximates ABAG's growth projections for the East County for the year 2010 (ABAG Projections '92). All cities in the planning area and Tri-Valley subregion have agreed to use the projections, with minor local variations, for planning purposes and as the basis of the traffic model used by the Tri-Valley Transportation Council.

The buildout holding capacity for the *East County Area Plan* has about 15 percent less population and housing than the "Prospective General Plans" scenario and about 47 percent less employment potential. The plan reduced the prospective employment potential in response to two objectives: (1) to realistically address the in-commute constraint on the transportation gateways leading into East County, which requires a reduction of employment-generating land uses, and (2) the desire to achieve a jobs/housing balance (which required a further reduction of jobs). Refer to Appendix 4 of the *Background Reports* for additional explanation.

The buildout holding capacities of the "Prospective General Plans" scenario and the *East County Area Plan* are summarized in Table A-1 below. The footnotes accompanying Table A-1 describe how the holding capacity for each subarea was derived. Estimated holding capacities assume buildout of all land designated for urban and rural uses at mid-point residential densities and building intensities, as defined in Table 11 (Part IV. Plan Tables), except for Very High Density Residential and unless otherwise specified in existing and approved projects. These assumptions are based on discussions with city and county staff, developers, and planners in other Bay Area communities and reflect intensities typical of the type likely to occur under the *East County Area Plan*. While in a given situation a development may exceed the assumed intensity, the buildout calculations assume that development "on average" will occur at the assumed intensities.

In general, the "Prospective General Plans" scenario reflects existing and proposed general plans of the cities of Dublin, Livermore, and Pleasanton as of February 1992. In the case of Doolan Canyon, the Dublin and Livermore plans overlapped, resulting in a conflict of projected land uses. In this area, the "Prospective General Plans" holding capacity assumes a scenario which divides the two plans along a line just east of Collier Canyon Road following the Eastern Dublin eastern boundary to the Livermore city limits and then proceeding westward to Doolan Canyon Road and southward to I-580. This division yields a compromise in the amount of development provided between the two plans while respecting land currently within Livermore's city limits.

Holding capacity estimates for all other areas were derived by Economic and Planning Systems (EPS) in April 1992 and reflect the status of local plans at that time. Several of the plans (notably Pleasanton Ridge, Eastern Dublin, and North Livermore) have been revised by cities since that time. The holding capacities of these plans were estimated by EPS based on the average densities shown in Table 11 and adjusted according to traffic zone boundaries. As a result, holding capacities within several subareas (notably Dublin and West Dublin) do not conform exactly with the holding capacities shown in respective city general plans and general plan amendments.

Ultimately, the buildout assumptions specified herein represent a "credible worst case" buildout scenario under the *East County Area Plan*. On one hand, the buildout calculations are based on assumptions for residential densities and floor-area-ratios that are somewhat lower than the maximum intensities legally possible under the *East County Area Plan*. On the other hand, the buildout calculations assume full buildout of virtually all lands at the assumed residential densities and floor area ratios. Ultimately, these two sets of assumptions are likely to offset each other, resulting in a credible worst case scenario.

Assumptions of future development also affect the timing of buildout of East County. Although buildout does not correspond to an exact date, ABAG growth projections indicate that buildout of the plan's Land Use Diagram could theoretically occur about the year 2010. Practically speaking, however, general plans rarely build out completely, leaving a certain amount of vacant land undeveloped. Therefore, it would be reasonable to assume that actual buildout of the *East County Area Plan* would probably occur sometime before 2010. In any case, full development of the *East County Area Plan* cannot occur unless level of service and other development standards can be met.

Table A-1
COMPARISON OF THE "PROSPECTIVE GENERAL PLANS" SCENARIO AND THE EAST COUNTY AREA PLAN AT BUILDOUT

City/SubArea	<u>Prospective Plan</u>		<u>ECAP - Buildout</u>	
	Housing Units	Jobs	Housing Units	Jobs
Dublin (1)	6,692	12,758	6,692	12,758
Eastern Dublin (2)	18,473	25,715	13,931	22,551
West Dublin (3)	4,153	291	925	291
Livermore (4)	27,243	101,545	27,243	50,843
North Livermore (5)	16,531	13,792	12,500	5,200
South Livermore (6)	2,820	4,055	2,820	2,000
Pleasanton (7)	30,054	64,568	30,054	58,111
Pleasanton Ridge (8)	2,658	50	60	0
Remainder Unincorporated (9)	470	100	470	100
TOTAL EAST CO	109,094	222,874	94,695	151,854

Note: Because of an overlap between the Eastern Dublin and North Livermore plans, the "Prospective General Plans" holding capacity assumes a scenario which divides the two general plan amendment proposals along a line just east of Collier Canyon Road following the Eastern Dublin eastern boundary to the Livermore City Limits and then proceeding westward to Doolan Canyon Road and southward to I-580. This division yields a compromise in the amount of development provided between the two plan proposals while respecting land within Livermore's city limits.

Notes continued on next page...

Sources for Table A-1:

Unless otherwise noted, holding capacity estimates were developed by Economic and Planning Systems (EPS), Alameda County General Plans: Land Use and Jobs/Housing Analysis, July 1992. Subareas are defined by Tri-Valley Traffic Zones developed for the Tri-Valley Transportation model (see Figure 11) and may not conform to city general plan and general plan amendment boundaries.

(1) Source: City of Dublin, Dublin General Plan, adopted February 11, 1985. Prospective Plan based on EPS interpretation of the Dublin General Plan, adopted February 11, 1985; *East County Area Plan* based on same.

(2) Source: City of Dublin, Eastern Dublin General Plan Amendment (Draft), February 1992 and Eastern Dublin General Plan Amendment and Specific Plan, May 10, 1993. Prospective Plan based on Eastern Dublin General Plan Amendment (as of February 1992), which yields 18,473 housing units and 27,925 jobs, modified to delete 120 acres of Industrial Park east of Doolan Canyon Road at densities assumed in the Draft Eastern Dublin General Plan Amendment yielding 2,210 fewer jobs (1,304,400 s.f. at 1 job per 590 s.f.); *East County Area Plan* based on Eastern Dublin General Plan Amendment and Specific Plan (adopted May 10, 1993), which yields 13,941 housing units and 31,369 jobs and assumes 28% of industrial/ commercial/ office acreage is not absorbed due to lack of labor supply (see Economic and Planning Systems, Alameda County General Plans: Land Use and Jobs/Housing Analysis, July 1992).

(3) Source: City of Dublin, West Dublin Specific Plan EIR, January 1992. Prospective Plan based on 3,260 units cited in West Dublin EIR plus EPS estimate of 872 existing units and 291 existing jobs; *East County Area Plan* based on Large Parcel Agriculture and 100 acre minimum parcel size plus existing units and jobs.

(4) Source: City of Livermore, Livermore General Plan, as amended to November 14, 1988. Prospective Plan based on EPS interpretation of Livermore General Plan, as amended to November 14, 1988; holding capacity based on 2010 Livermore Circulation Element Scenario, December 1988; *East County Area Plan* based on same except buildout of jobs which assumes that 50% of industrial/ commercial/ office acreage is not absorbed due to lack of labor supply (see EPS Report; and Tri-Valley Transportation Council land use projections dated 11/24/93).

(5) Source: City of Livermore, North Livermore 45,000 Population Plan, January 30, 1992 and City of Livermore, North Livermore General Plan Amendment, Adopted October 1993. Prospective Plan based on North Livermore 45,000 Population Plan which yields 16,513 housing units and 22,111 jobs, modified to delete 200 acres of Business Commercial Park (BCP) (2,613,600 sf / 325 = 8,041 jobs) and 20 acres of Commercial (174,240 sf / 625 = 278 jobs) land lying west of Doolan Canyon Road at North Livermore GPA EIR assumed densities yielding 8,319 fewer jobs; *East County Area Plan* based on an Alameda County land use plan yielding 12,500 housing units and 5,200 jobs.

(6) Source: Alameda County, South Livermore Valley Area Plan, Adopted February 23, 1993. Prospective Plan based on high estimate shown in South Livermore Valley Area Plan and assumes 100,000 square feet of vineyard-related commercial development at an average employment density for commercial uses of 1 job per 450 square feet (222 jobs) plus existing employment; *East County Area Plan* based on same.

(7) Source: City of Pleasanton, Pleasanton General Plan, as amended to 1992. Prospective Plan based on EPS interpretation of the Pleasanton General Plan, as amended to 1992; *East County Area Plan* based on same except for buildout of jobs which assumes 10% of industrial/ commercial/ office acreage is not absorbed due to lack of labor supply (see Economic and Planning Systems, Alameda County General Plans: Land Use and Jobs/Housing Analysis, July 1992)

(8) Source: City of Pleasanton, Pleasanton Ridgeland Plan, January 10, 1992. Prospective Plan based on maximum holding capacity of 2,640 units cited in Pleasanton Ridgeland Plan plus 18 existing units; job holding capacity based on EPS; *East County Area Plan* based on Large Parcel Agriculture and 100 acre minimum parcel size.

(9) Source: Alameda County, Livermore-Amador Valley Planning Unit General Plan, 1977. East County totals 267,500 acres of which about 98,000 acres are included within other subareas; of the remaining 169,500 acres, it is assumed that about 90% are unbuildable due to access, infrastructure, slope, public ownership, or other constraints. The potentially buildable 16,950 acres could yield 170 housing units in addition to the 300 existing units in unincorporated areas outside subareas (According to Bill Spear and the 1990 census, there are 90 units on Tesla Road, 70 in Mountain House area, 40 in Niles Canyon, 30 on Greenville Road, 50 on Mines Road, and 20 on Vallecitos Road.) Assumes 100 existing agricultural jobs in unincorporated areas, estimated by County Agricultural Commissioner.

3. Comparison of *East County Area Plan* Land Use Categories with Eastern Dublin General Plan Amendment, North Livermore General Plan Amendment, and South Livermore Valley Area Plan

Land use designations shown on the *East County Area Plan* Land Use Diagram have been formulated to be as consistent as possible with city designations for city subarea plans in East Dublin and North Livermore and with the County's South Livermore Valley Area Plan.

Table A-2 compares land use designations used in the *East County Area Plan* with the above subareas.

Table A-2
EAST COUNTY/SUBAREA PLAN LAND USE CATEGORY COMPARISON

<i>East County Area Plan</i> Land Use Category	Eastern Dublin (1)	North Livermore (2)	South Livermore(3)
Residential			
Rural Density Less Than 1 unit/acre	None	Rural Estate .1 du/ac	Ruby Hill
Low Density 1.0-4.0 unit/acre	Single Family 4 du/ac	Very Low Density 4 du/ac	Transitional Areas
Medium Density 4.1-8.0 unit/acre	None	Low Density 6 du/ac	None
Medium/High Density 8.1-12.0 units/acre	Medium Density 10 du/ac	Medium Density 12 du/ac	None
High Density 12.1-25.0 units/acre	Medium/High Density 20 du/ac	Medium High Density 15 du/a; High Density 18 du/ac	None
Very High Density 25.1-75.0 units/acre	Very High Density 35 du/ac	None	None
Industrial/Commercial			
Major Commercial	Campus, Neighborhood, and General Commercial	Commercial; Regional Commercial	None
Industrial	Industrial Park	Business & Commercial Park (BCP)	None
Mixed Use	None	Business and Commercial Park	None
Other			
Major Public Facilities	Public/Semi-Public	None	Public Lands
Urban Reserve	None	None	None

<i>East County Area Plan</i> Land Use Category	Eastern Dublin (1)	North Livermore (2)	South Livermore (3)
Open Space/Agriculture			
Major Parks	Community Park	Sports Park	Public Lands
Large Parcel Agriculture	Rural Residential 1 du/100 ac	General Agriculture	Existing Vineyard; New Vineyard; Cultivable Land; Potentially- Cultivable Land; and Steep Slopes
Resource Management	Open Space	Hillside Conservation	Arroyos
Water Management Lands	None	None	None

Note: If a subarea land use category spans more than one East County category, the mid-point of the subarea designation is assumed.

(1) City of Dublin, Eastern Dublin General Plan Amendment and Specific Plan, May 10, 1993

(2) City of Livermore, North Livermore General Plan Amendment, Adopted October 1993

(3) Alameda County, South Livermore Valley Area Plan, Adopted February 23, 1993

4. Comparison of *East County Area Plan* Land Use Categories with City General Plans

Land use designations shown on the *East County Area Plan* Land Use Diagram have been formulated to be as consistent as possible with city designations within city general plan areas.

Table A-3 compares land use designations used in the *East County Area Plan* with city general plan designations.

Table A-3			
EAST COUNTY/CITY GENERAL PLAN LAND USE CATEGORY COMPARISON			
<i>East County Area Plan</i> Land Use Category	Dublin General Plan (1)	Livermore General Plan (2)	Pleasanton General Plan (3)
Residential			
Rural Less Than 1 unit/acre	None	Rural .2-1 du/ac	Rural .2 du/ac
Low 1.0-4.0 units/acre	Single Family 1-6 du/ac	Urban Low 1.5-2 du/ac; Low/Medium 3 du/ac	Low Density 0-2 du/ac
Medium 4.1-8.0 units/acre	None	Medium 4.5 du/ac; Medium/High 6 du/ac; High 6-8 du/ac	Medium Density 2-8 du/ac
Medium/High 8.1-12.0 units/acre	Medium 6-14 du/ac	High 8-14 du/ac	None
High 12.1-25.0 units/acre	Medium/High 14- 25 du/ac	High 14-18 du/ac	High Density 8+ du/ac
Very High 25.1-75.0 units/acre	None	None	None

<i>East County Area Plan</i> Land Use Category	Dublin General Plan (1)	Livermore General Plan (2)	Pleasanton General Plan (3)
Industrial/Commercial			
Major Commercial	Retail Office & Automotive	All Commercial	Retail Commercial & Offices
Industrial	Business Park Industrial/ Outdoor Storage	Low Intensity; High Intensity	General & Limited Industrial
Mixed Use	Business Park/ Industrial	Business and Commercial Park	Business Park
Other			
Urban Reserve	None	None	None
Major Public Facilities	None	None	None
Open Space/Agriculture			
Major Parks	Community Parks	Community Parks	Community Parks
Large Parcel Agriculture 1 du/100 ac	None	General Agriculture; Viticulture; Range & Grassland	None
Resource Management	Open Space/Stream Corridor	Parks, Trailways, etc.	Public Health & Safety
Water Management	None	None	None

Note: If a city general plan category spans more than one East County category, the mid-point of the city designation is assumed.

(1) *Dublin General Plan, as amended to January 1992*





(2) *Livermore General Plan, as amended to November 1988*

(3) *Pleasanton General Plan, as amended to January 1992*

EAST COUNTY AREA PLAN

City Limits & Spheres of Influence

LEGEND

-  City of Dublin Sphere of Influence (SOI)
-  City of Pleasanton SOI
-  City of Livermore SOI
-  Incorporated Cities

NOTES: City limits are accurate as of February 1994.

This figure does not distinguish between the city limits or spheres of influence of Dublin, Hayward, Livermore, or Pleasanton and does not show the City of Fremont's sphere of influence which extends slightly into the East County planning area.

SOURCE: Alameda County Planning Department

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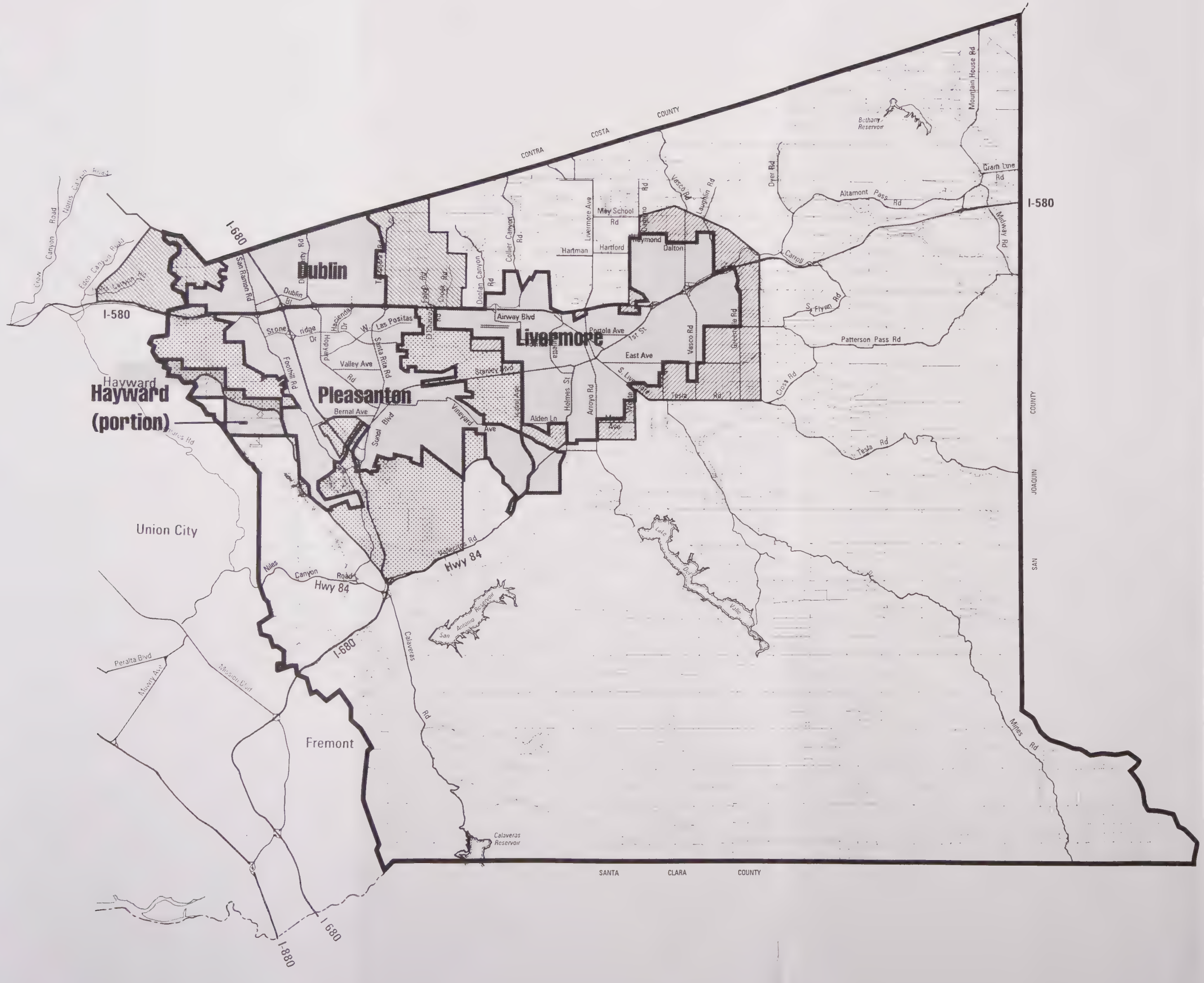


FIG. 1

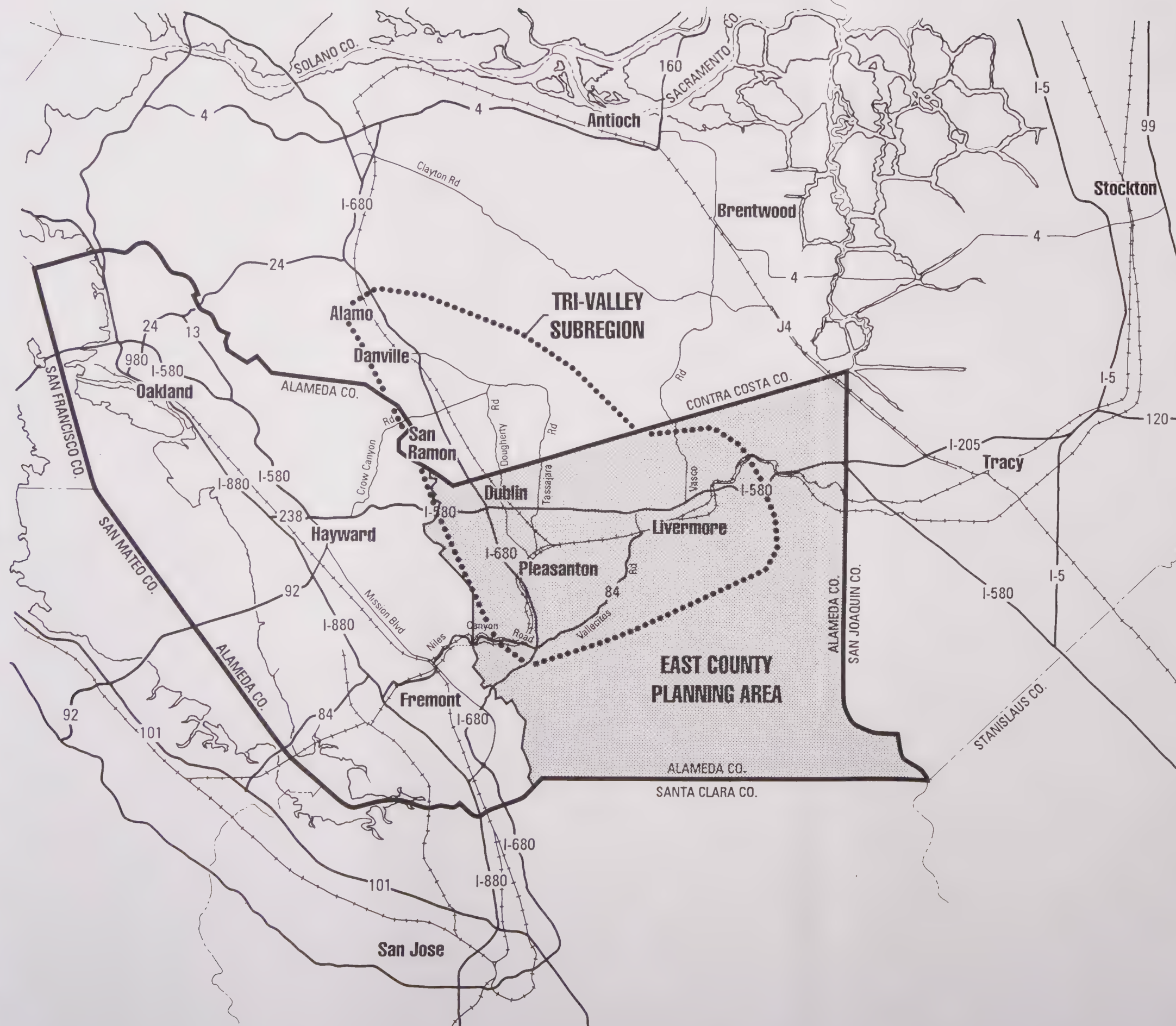
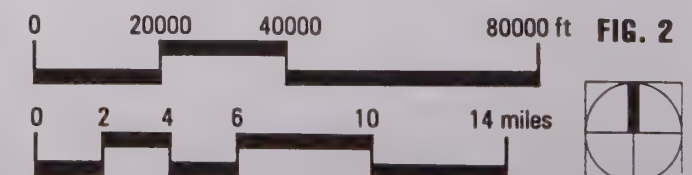


LEGEND

 East County Planning Area







9-COUNTY BAY AREA

SOURCE: Alameda County Planning Department



Urban Growth Boundary

LEGEND

-  Unincorporated Lands Within the Urban Growth Boundary
-  Incorporated Lands Within the Urban Growth Boundary
-  Lands Outside the Urban Growth Boundary
-  City Limits Outside the Urban Growth Boundary
-  Area in which South Livermore Valley Area Plan policies govern; location of Urban Growth Boundary will be established as detailed development or open space plans are approved
-  Mechanisms to permanently preserve agriculture and/or open space in this area will be evaluated and identified through the open space program outlined in program 1A; the Urban Growth Boundary will be drawn in the North Livermore area at the conclusion of the two-year program

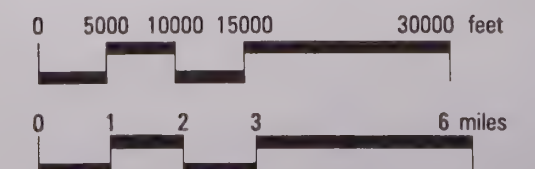
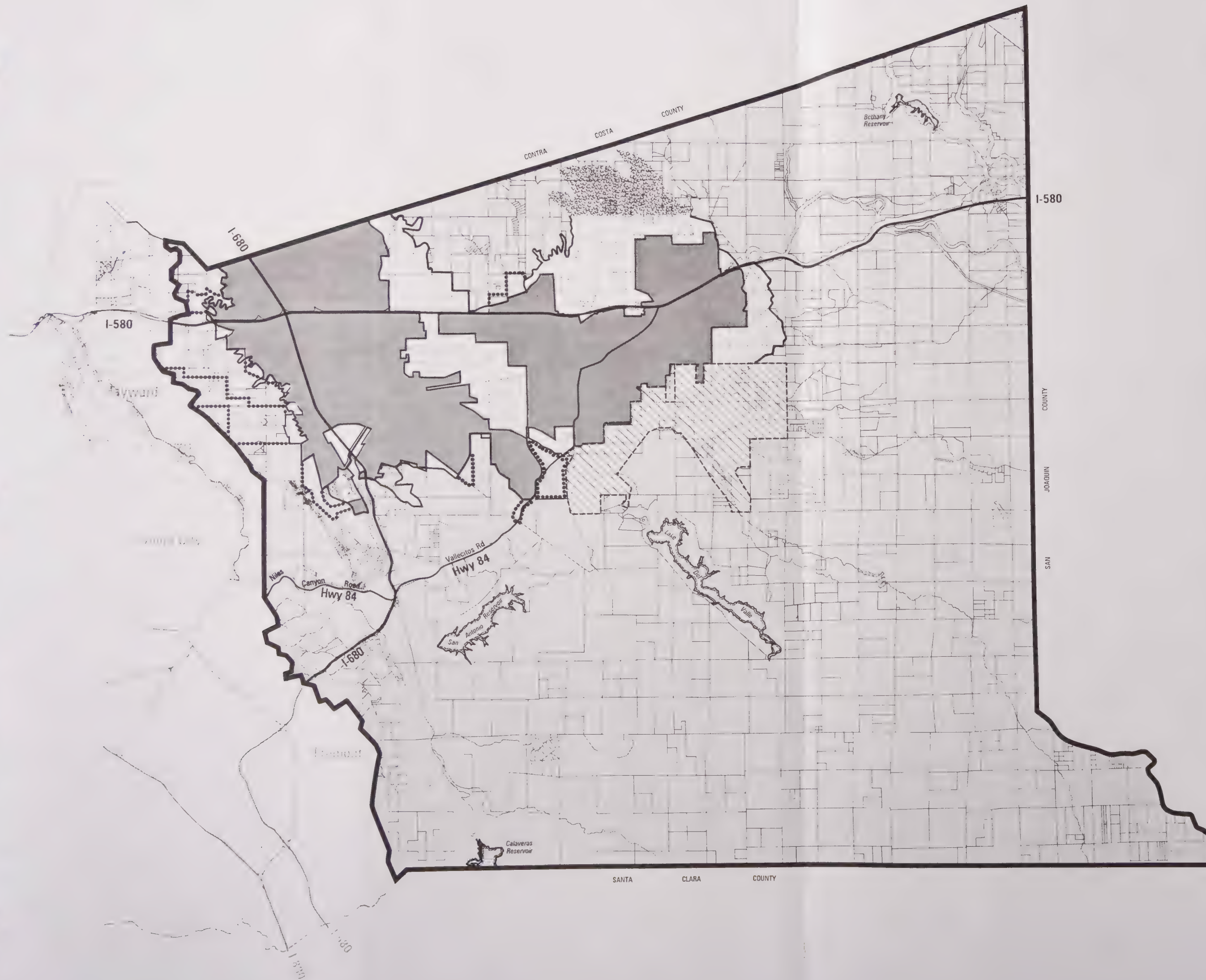


FIG. 3



Open Space Diagram

LEGEND

- Large Parcel Agriculture
- Major Parks
- Resource Management: Biological Protection
- Resource Management: Watershed Protection
- Quarries
- Water Management
- Wind Resource Area
- Designations other than Open Space
- Solid Waste Disposal Sites

NOTE: Wind Resource Area overlaps with Large Parcel Agriculture designation

SOURCES: California Energy Commission (Wind Resource Area); San Francisco Water Department (Resource Management: Watershed Protection); Contra Costa Water District (Water Management).

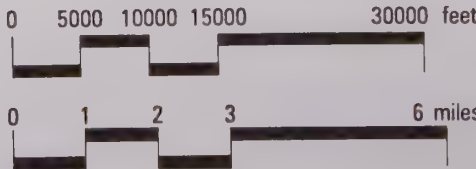
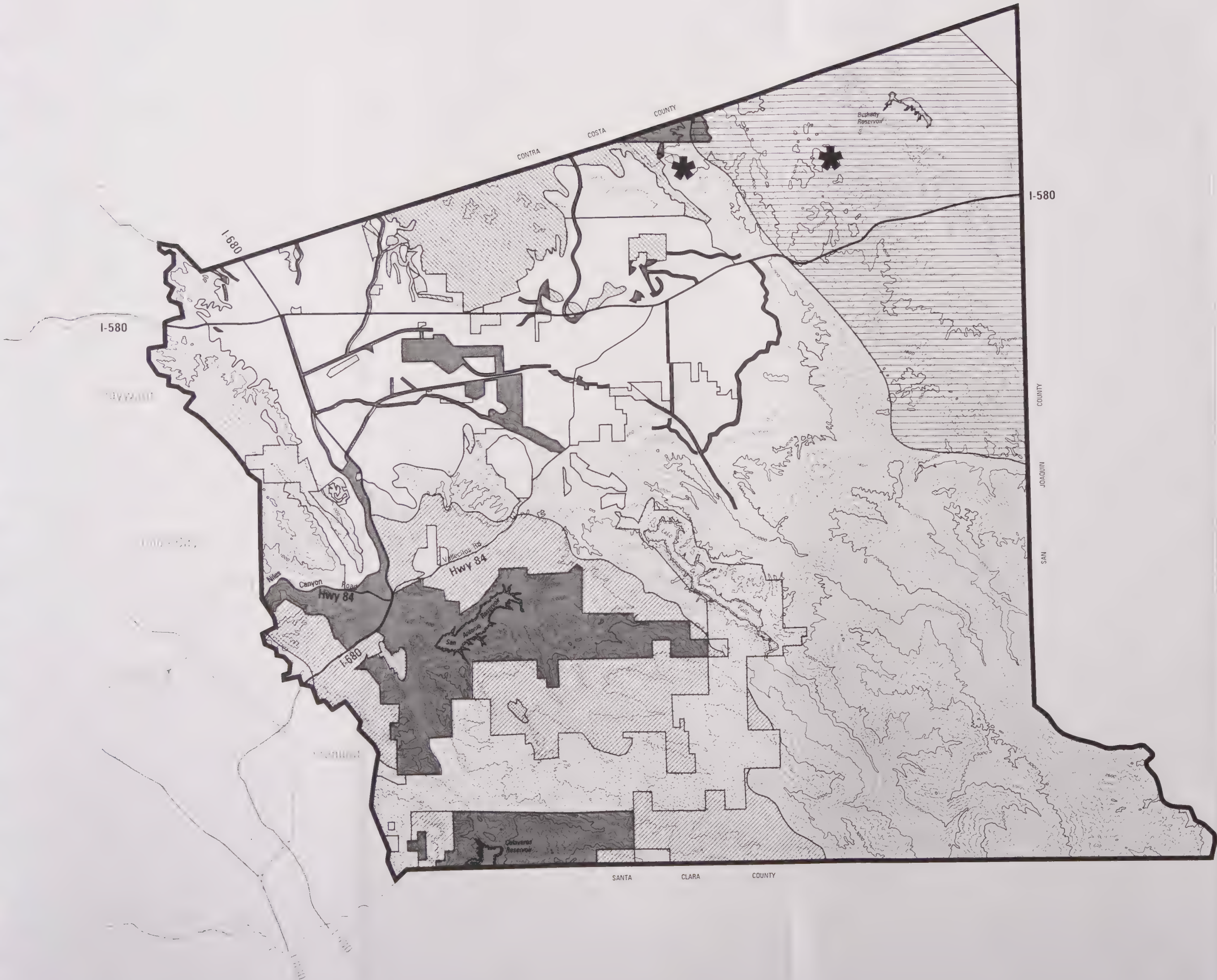


FIG. 4



School & Park Sites

LEGEND

SCHOOLS

- Existing Elementary Sites
- Possible Future Elementary Sites
- △ Possible Future Middle School Sites
- ▨ Possible Future High School Sites

LOCAL PARKS

- Possible Future Sites

NOTE: Locations are approximate and sites are not shown to scale. Only unincorporated sites are depicted.



0 5000 10000 15000 30000 feet

0 1 2 3 6 miles

FIG. 5



EAST COUNTY AREA PLAN

Transportation
Diagram

LEGEND

- Freeway
- Arterial
- 2 Future Number of Lanes

NOTES: This is a diagrammatic representation only; precise alignments of roadways may differ from those shown here.

A BART line is planned to follow the I-580 corridor from the Bayfair BART station in San Leandro to East Livermore with stations proposed at Stoneridge Mall, Hacienda Business Park, West Livermore and East Livermore.

Transit corridors are planned to follow the Southern Pacific Railroad Tracks from Contra Costa County to Stanley Boulevard, and along the Union Pacific Railroad tracks from Fremont to San Joaquin County.

Routes of Regional Significance may be revised by the Tri-Valley Transportation Plan. These routes include I-580, I-680, Highway 84, Vasco Road, First Street, Stanley Boulevard, Sunol Boulevard, Hopyard Road, Santa Rita Road, Tassajara Road, Dublin Boulevard, Stoneridge Drive, and Jack London Boulevard.

Improvements that would expand the capacity of the Altamont Pass and Vasco Road gateways leading into the planning area from San Joaquin and Contra Costa Counties would be inconsistent with the policies of this plan. This shall not, however, preclude the County from supporting or approving any rail projects or improvements required to improve roadway safety.

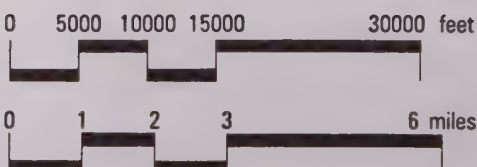


FIG. 6

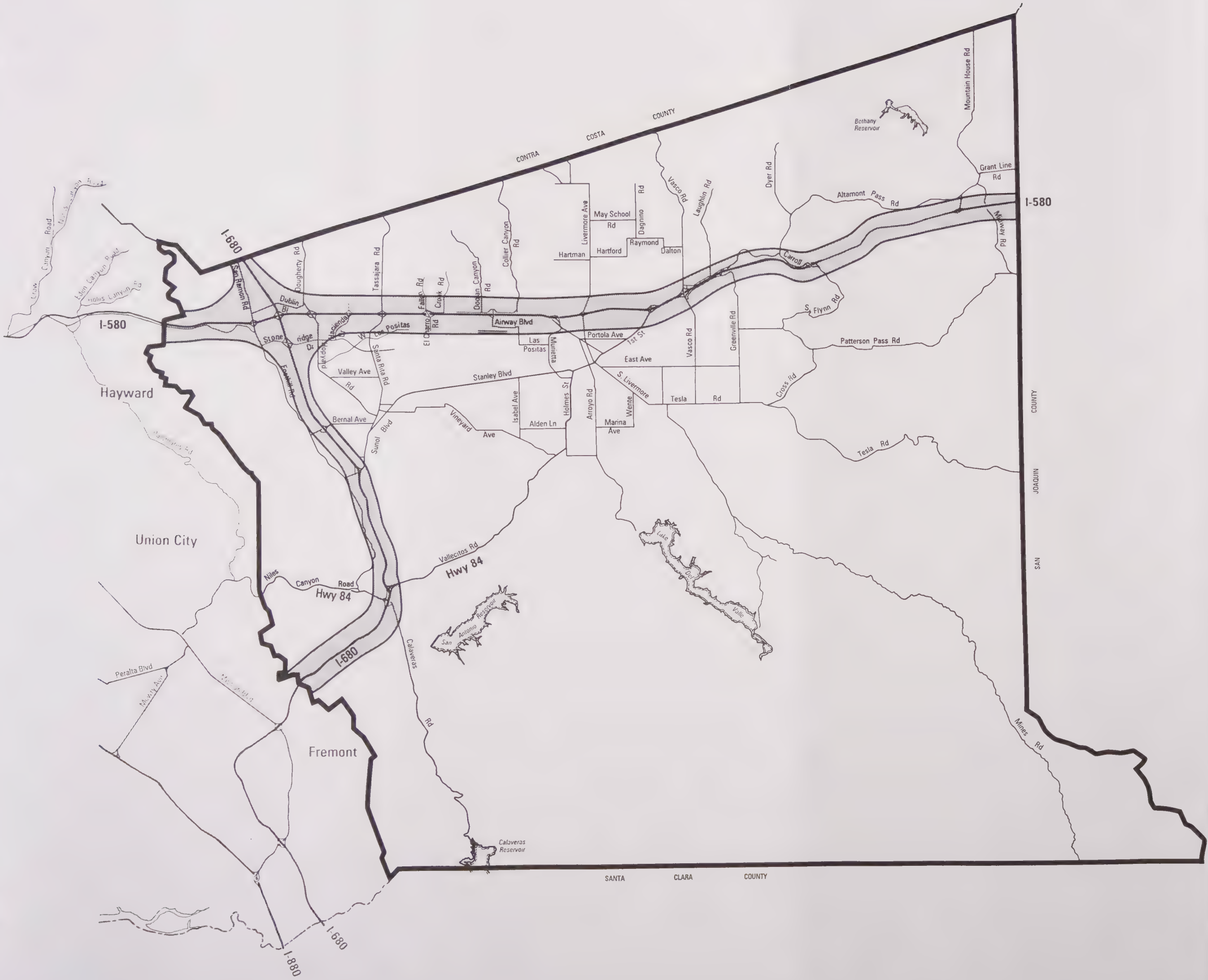
Noise Contours (2010): Interstates

LEGEND

Areas Exposed to a DNL of 60dB or greater

NOTES: Noise contours are shown for I-580 and I-680 only. Noise contour distances for arterials and the interstates are shown in Table 5.6-4 of the EIR and in Table 15 of the Plan.

Roadway noise levels were calculated using the Federal Highway Administration's Traffic Noise Prediction Model (FHWA-RD-77-108). In order to Accurately reflect noise levels on California roads, California Vehicle Noise Emission Level curves were also incorporated into the model. Peak hour traffic volumes and average travel speeds were used to calculate the peak hour Leq, which was assumed to be equivalent to the day/night average sound level (DNL).



SOURCE: Charles M. Salter Associates, 1993.

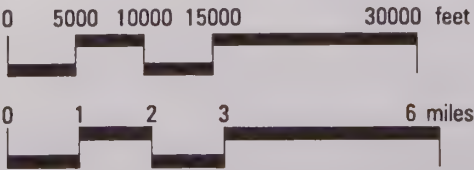


FIG. 7



North Livermore, South Livermore and Pleasanton Ridgeland

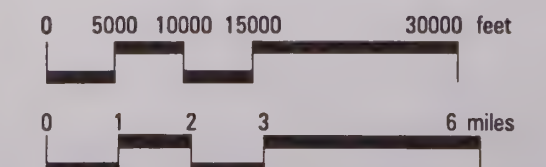
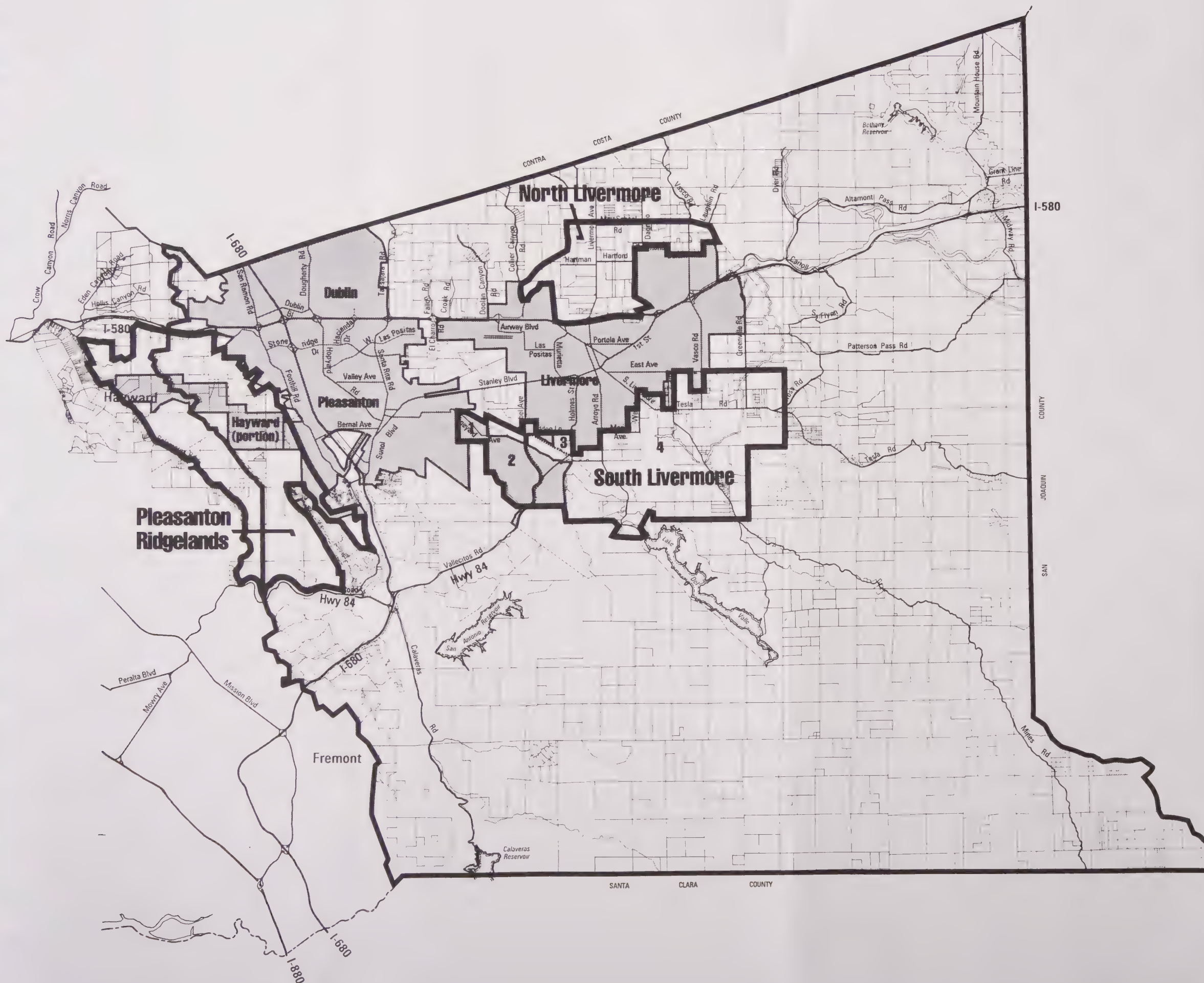
LEGEND

 Incorporated Cities

South Livermore Subareas:

- 1 Vineyard Avenue Area
- 2 Ruby Hill Area
- 3 Alden Lane Area
- 4 Vineyard Area

NOTE: City limits are accurate as of February 1994.

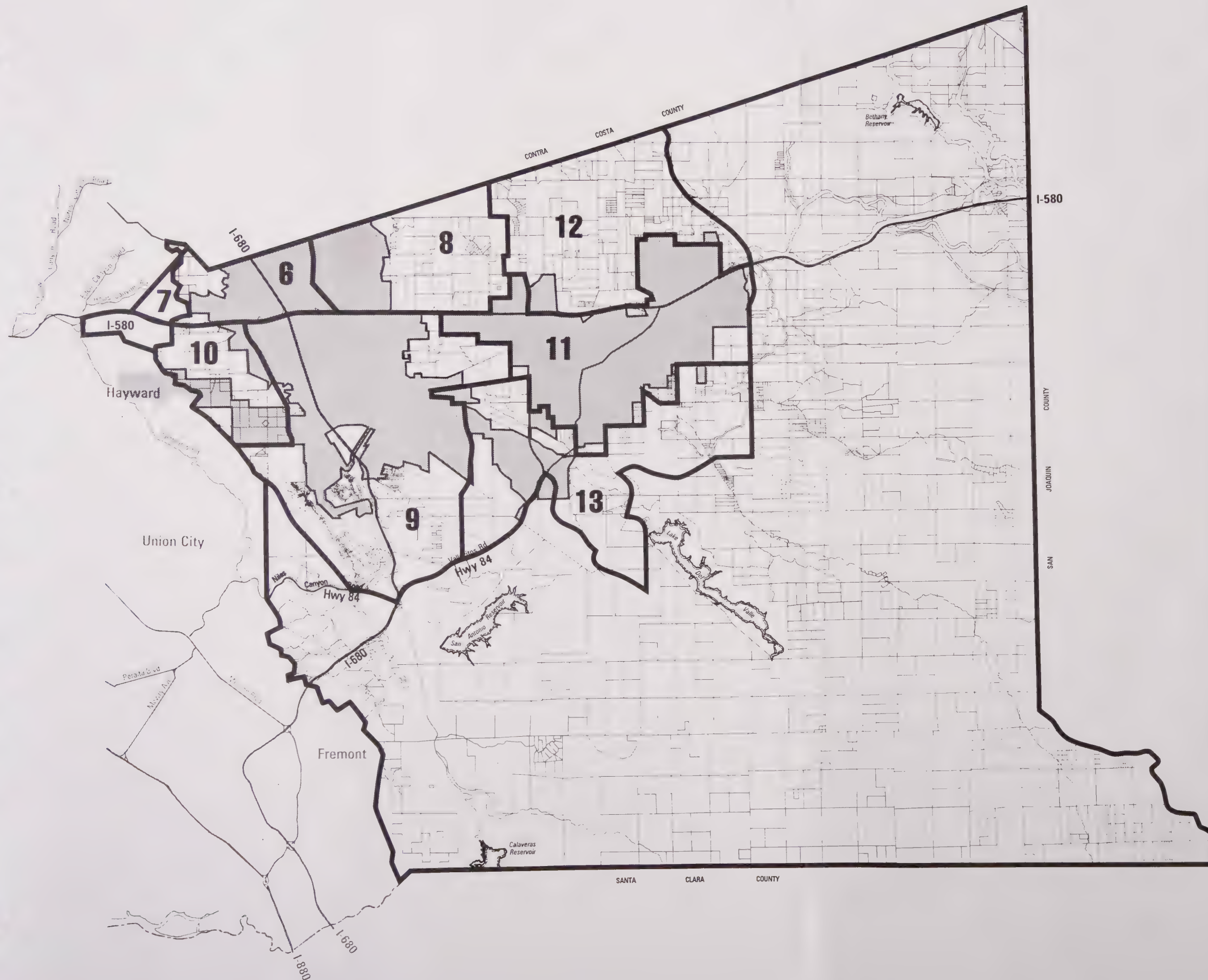


Demographic & Traffic Data Study Zones

LEGEND

- 6. Dublin
- 7. West Dublin
- 8. East Dublin
- 9. Pleasanton
- 10. Pleasanton Ridge
- 11. Livermore
- 12. North Livermore
- 13. South Livermore

NOTE: Zones were developed by TJKM Transportation Consultants for the Tri-Valley Transportation Model and have been used by Economic and Planning Systems, Inc. and Alameda County for East County demographic projections. Zones may differ from city general plan and general plan amendment boundaries.



SOURCE: Alameda County Planning Department

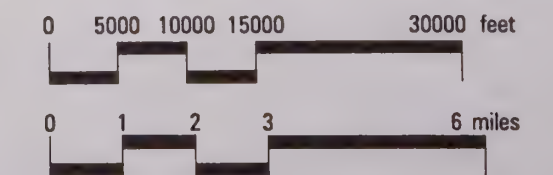


FIG. 10



CONTRIBUTORS TO THIS PLAN

This plan was prepared under the direction of the Alameda County Planning Department; Adolph Martinelli, Planning Director and Deborah Stein, Assistant Planning Director.

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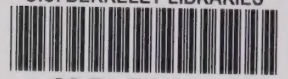
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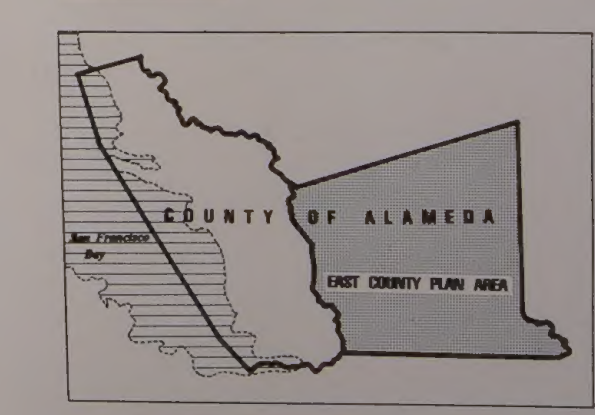
COUNTY OF ALAMEDA
EAST COUNTY AREA PLAN

Land Use Diagram

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LEGEND

-  Rural Density Residential
(0 - 1 Units/Acre)
-  Low Density Residential
(1 - 4 Units/Acre)
-  Medium Density Residential
(4.1 - 8 Units/Acre)
-  Medium High Density Residential
(8.1 - 12 Units/Acre)
-  High Density Residential
(12.1 - 25 Units/Acre)
-  Very High Density Residential
(25.1 - 75 Units/Acre)
-  Major Commercial
-  Industrial
-  Mixed Use
-  Major Public
-  Urban Reserve
-  Major Parks
-  Water Management
-  Resource Management
-  Large Parcel Agriculture



Notes:
See plan text for policies and further information. Land uses are shown diagrammatically; refinements may occur during subsequent planning steps, consistent with plan policies.

Special policies apply within South Livermore, North Livermore, and Pleasanton Ridgelines; see ECAP Figure 9 for area boundaries and ECAP text for policies and programs.

0 5000 10000 15000 30000 feet

0 1 2 3 6 miles



Adopted by the Alameda County Board of Supervisors, May 5, 1994